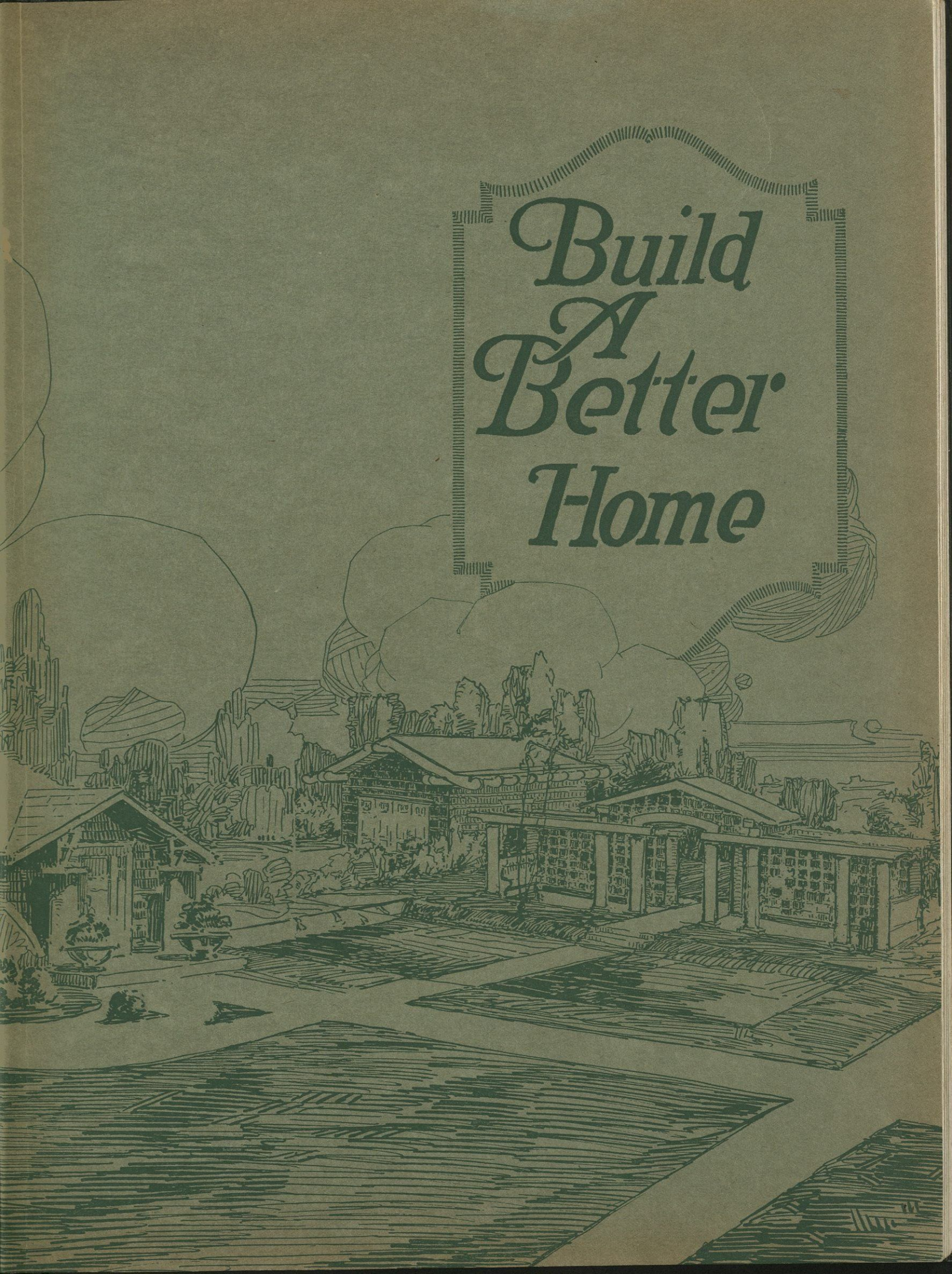
Architectural Economy

Vol. I

W. E. COLBURN

Build A Better Home



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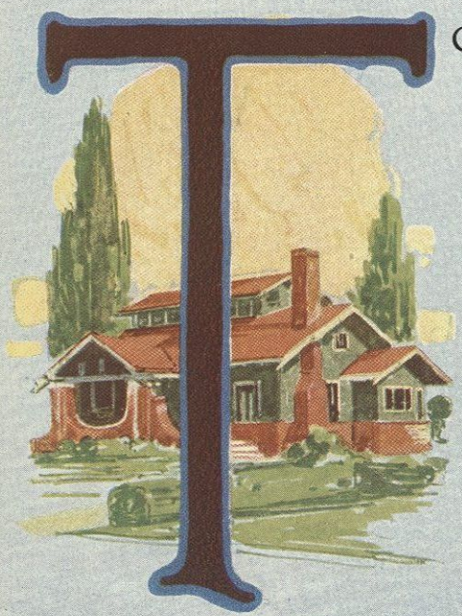


TO bring to you the utmost detail the very latest in style and design of practical up-to-the-minute and yet economical homes—To give to you the very last word of the highest architectural authorities in the country—To show you how to mould this knowl edge with your own ideas to produce your perfect home, is the aim and purpose of this service.

¶ Your home is more than a mere assembling of a specified list of building material—It is the reflec tion of your personality, the expression of your ideas—Its design and construction are worthy of that careful thought and planning that ultimately bring forth the perfect building.

¶ The ideas herein shown have been selected from thousands of homes constructed in the past year as types best fulfilling this ideal—This service makes no effort to sell you any particular type of home—it simply submits the latest in style and design of all types and invites you to use your own good judgment.

¶ We guarantee every design shown to be a reproduction of an actual home that has already proven itself by habitation to be prac tical, economical and up-to-date.

¶ May we at this time hope that your new home will furnish you to the same measure the comfort and satisfaction that the homes these pages illustrate are now giving their owners?

¶ To wish you more would be impossible.

The Utmost in the Service

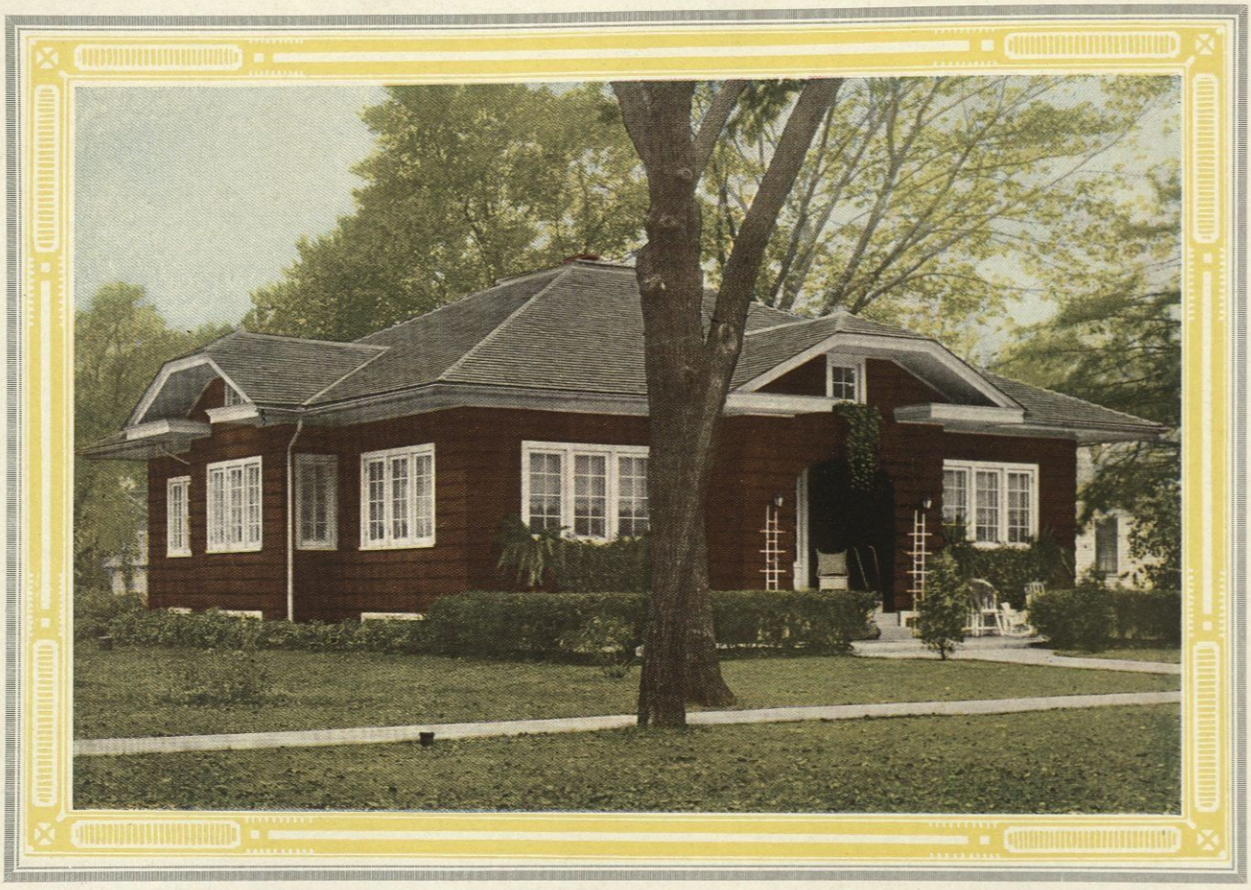
This volume has been compiled and is given to you to help you to select the plans best suited to your require ments—The "Suggestions to Home Builders" volume of this service will lay before you the latest and most complete cata logue of all building material manufacturers—Its pages will help you to obtain perfection in the appointment and finish ing of your new home.

¶ The most reliable and biggest manufacturers of building supplies in the country have combined their catalogues under one cover and called it "Suggestions to Home Builders"—We strongly urge you to consult the "Sugges tions to Home Builders" book and draw from it your com plete specifications.

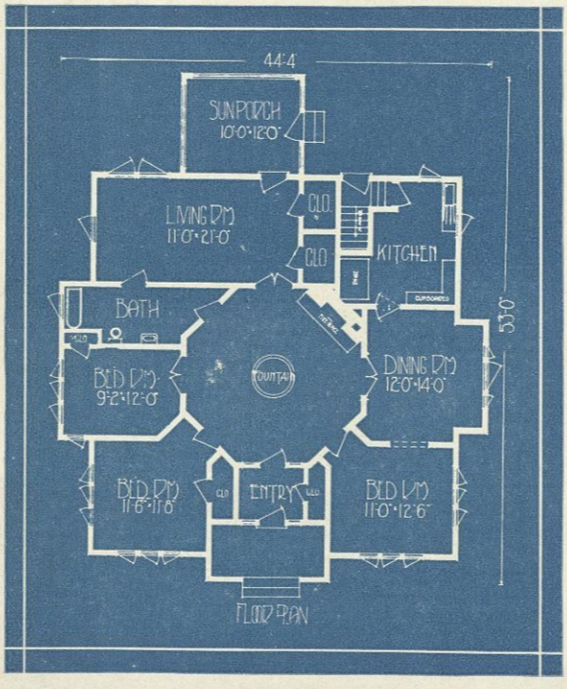
¶ Every advertisement appearing in the "Suggestions to Home Builders" book has been strictly censored by the publishers of this volume, so that only stable and reliable manufacturers and honestly described products appear in its pages.

¶ We guarantee fully every article advertised in the "Sug gestions to Home Builders" book to be exactly as it is represented and that it will perform to your satisfaction the functions that it is designed for.

The homes illustrated in this book are each and every one practical and up-to-date—The pictures show for themselves their beauty and graceful lines— We, therefore, refrain from re peating these facts on every page and confine ourselves to a simple statement of the size and general dimensions of each home — The design or arrange ment of the interior can be changed to meet your individual requirements—We have bills of material for every design and will be glad to give you the exact cost of any home shown—These prices will bring out another desirable feature of these homes — their economy.

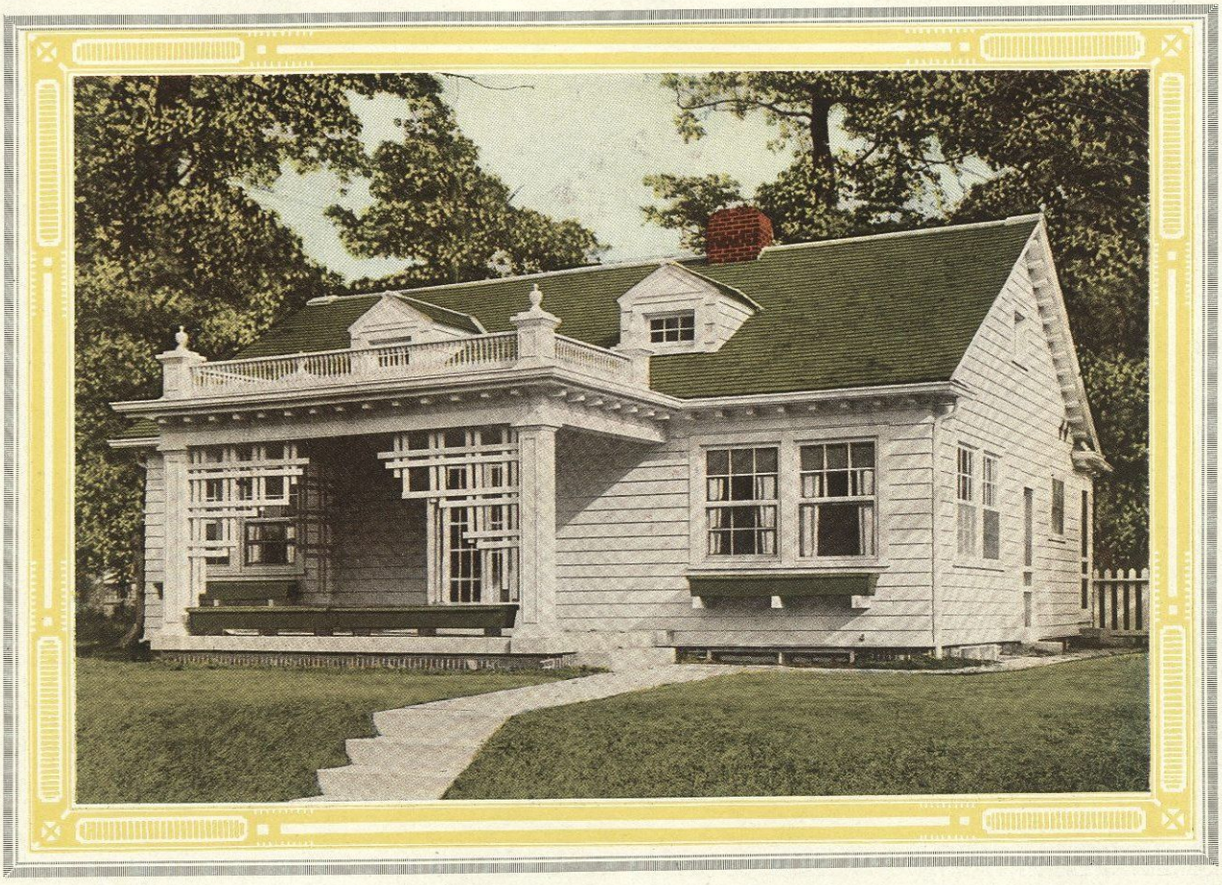


Bungalow No. 1001



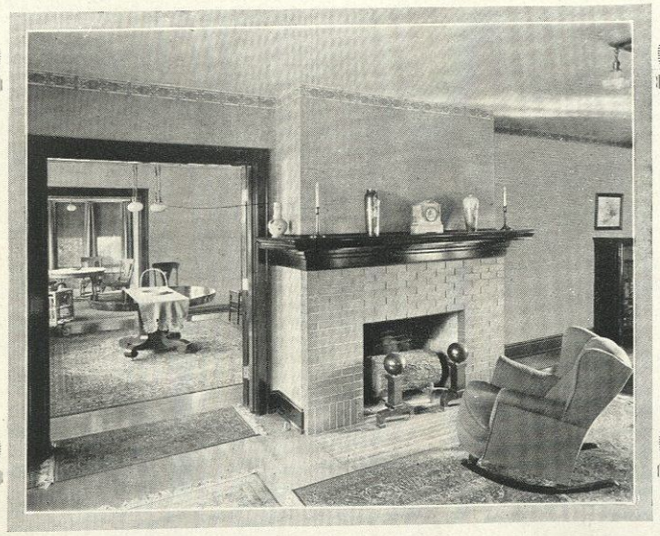
A view of the reception room. This shows a semi-outdoor effect that is out of the ordinary and still represents very little additional expense. This idea can be worked up in many different ways. Our Architectural Department will be glad to work up some suggestions for you.

A New Type of Bungalow, 44 feet 4 inches wide and 53 feet long. As the blue print shows, this home has medium sized living and dining rooms, kitchen with large cupboard space, three bedrooms, bathroom and sun porch. All rooms, except kitchen and sun porch, have their entrance from the large reception room, located in the center of the building.

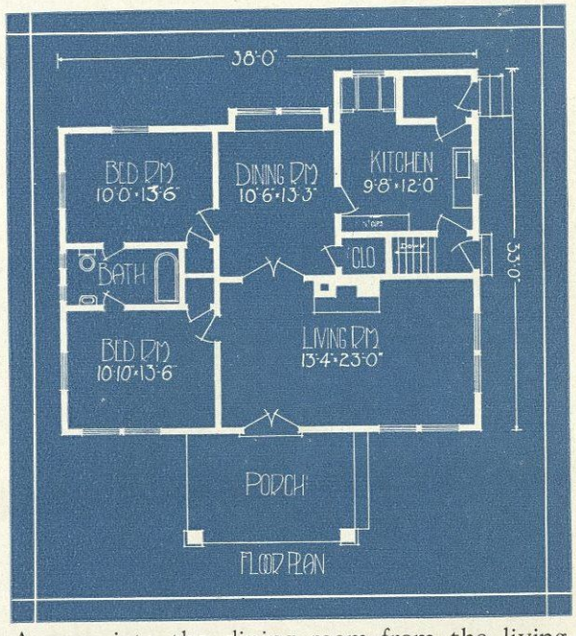


Bungalow No. 1002

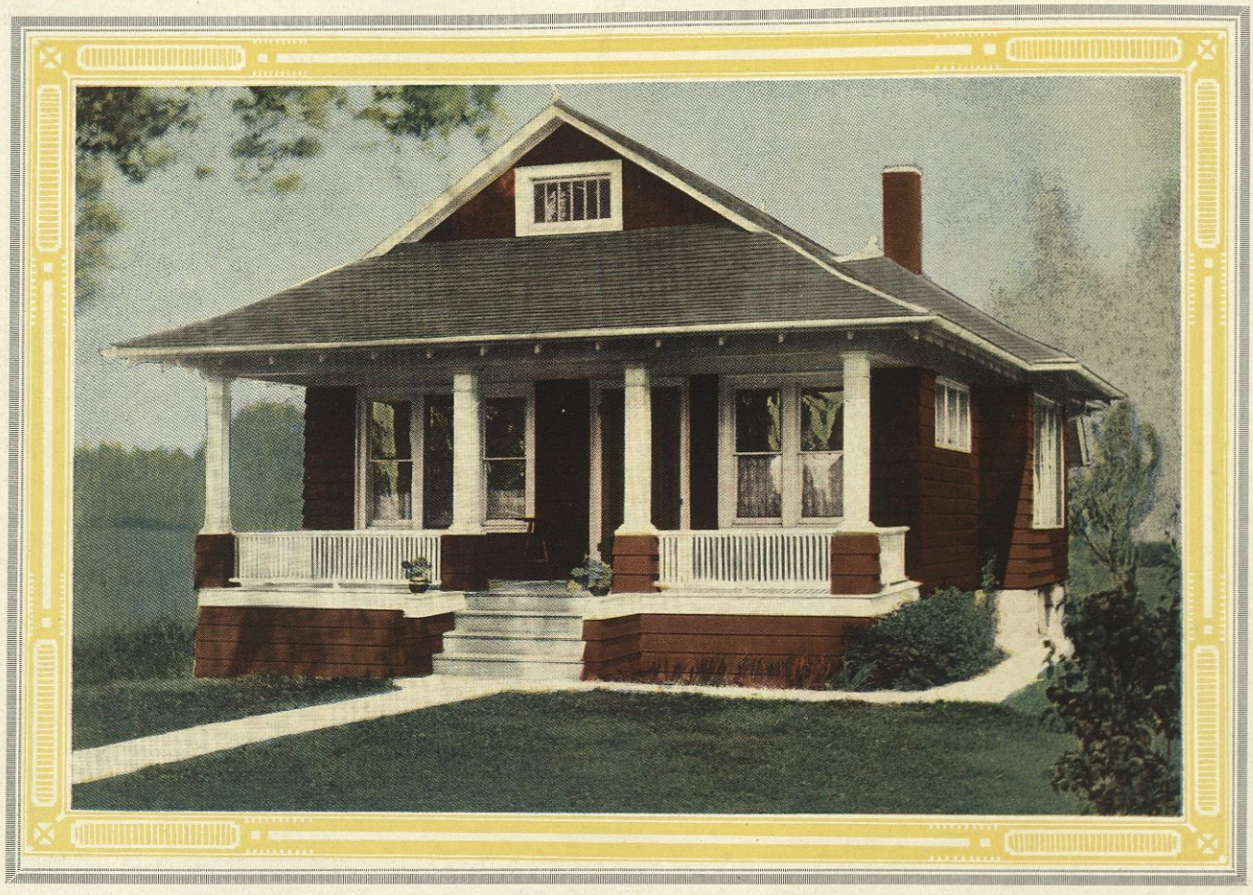
THE Exterior of this Bungalow speaks for itself. Its dimensions are 38 feet by 33 feet. The arrangement of the interior is odd but mighty practical. There are five rooms and bath. The bathroom is placed between the two bedrooms, having an entrance from both. The living room is large and well placed. The dining room and kitchen are just large enough. An up-to-date cupboard and breakfast nook finish off the kitchen.



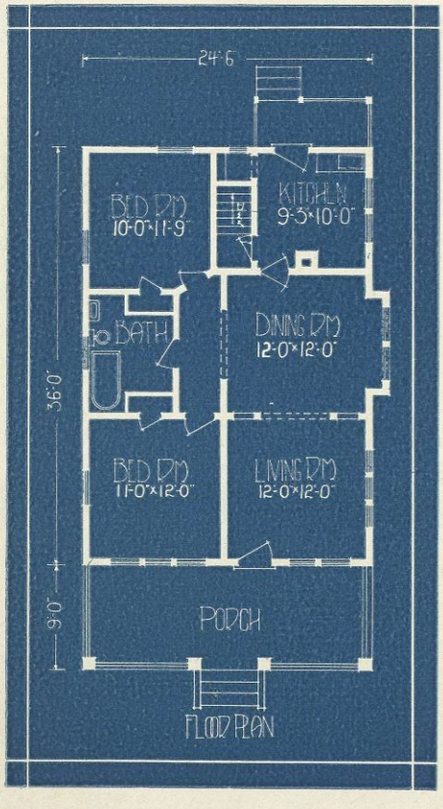
A peep into the dining room from the living room. Note the substantial looking fireplace in the foreground. Other styles and designs will be found in the cabinet section of "Suggestions to Home Builders" book.



FLOOR PLAN



Bungalow No. 1003



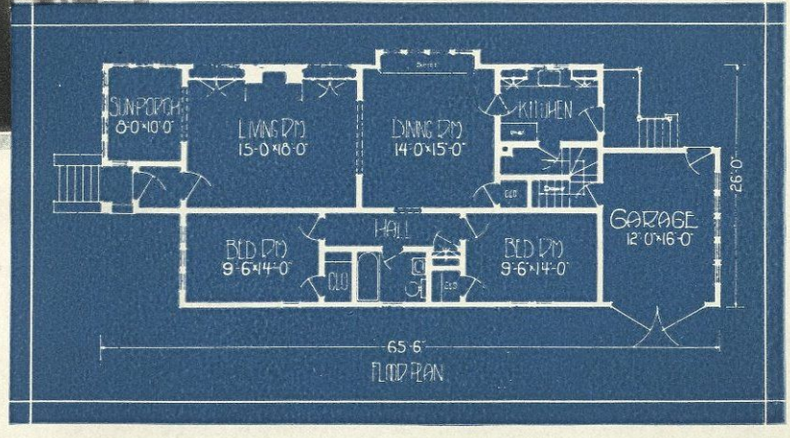
A Trim Little Home that can be built on a small lot. Its width is 24 feet 6 inches, length 36 feet, with 9-foot front porch. The rooms are average size and consist of living room, dining room, kitchen, two bedrooms and bath.

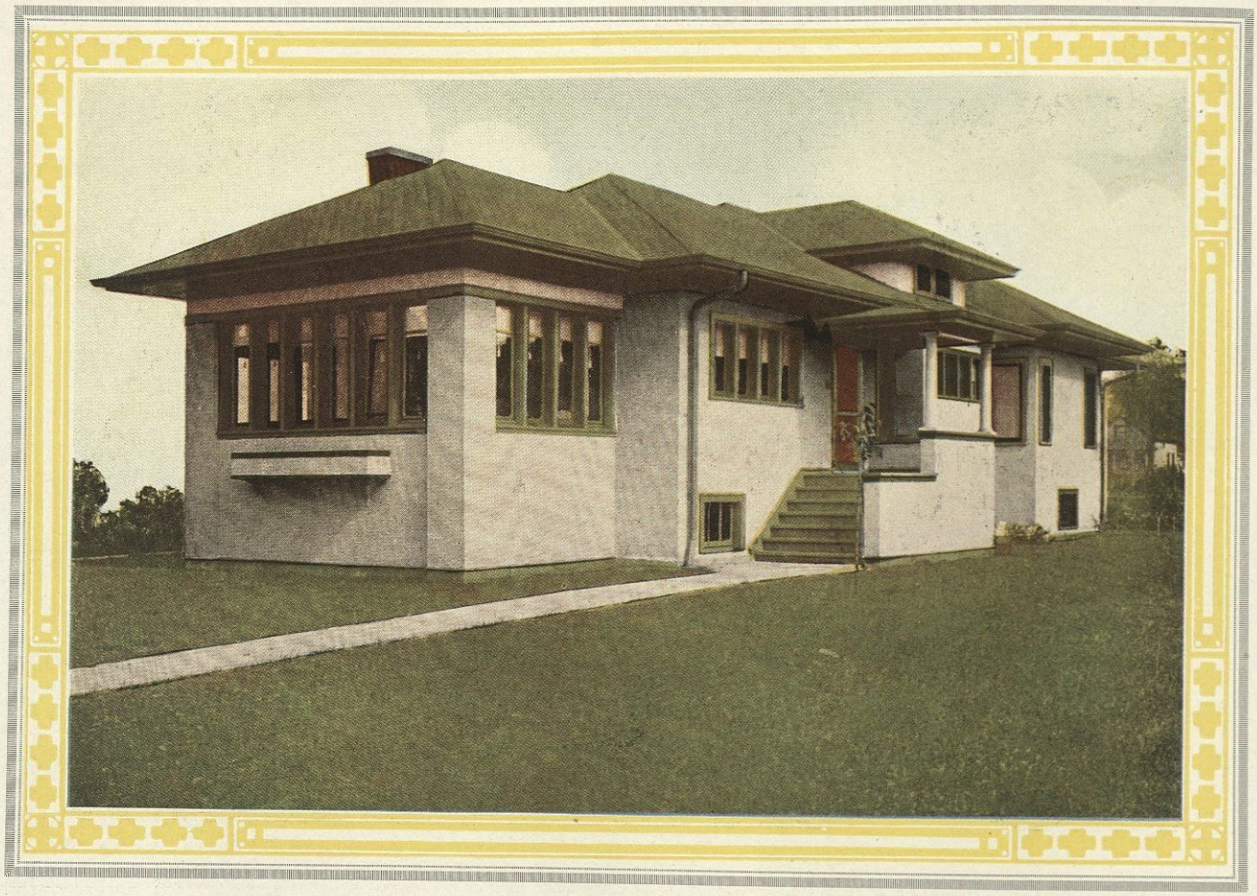
This interior view shows prominently an up-to-date electric shower fixture. A complete catalogue of all modern designs of illuminating fixtures will be found in the Electric and Gas Section of the "Suggestions to Home Builders" book.

Bungalow No. 1004

This interior was taken looking into the living room and shows at the same time a good view of the sun porch. You can retain this arrangement and equip it to your own taste with various details, such as colonnades, electric lighting fixtures, and fireplaces, by consulting their respective sections in the "Suggestions to Home Builders" portion of this service.

AN extremely practical Bungalow presenting a well balanced interior and a graceful pleasing exterior. Its outside dimensions are 26 feet by 65 feet 6 inches. It has a built-in garage at the rear and a neat little sun porch off the living room. In addition to a large living room, a dining room and kitchen, there are two bedrooms so laid out as to give the utmost privacy without sacrificing ease of accessibility.

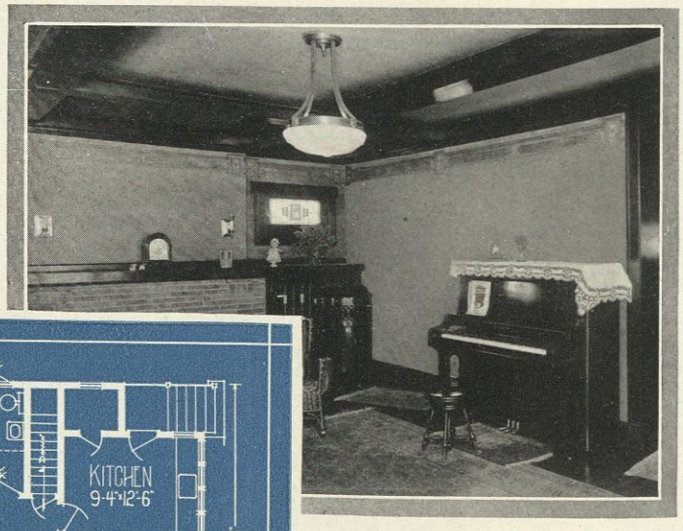




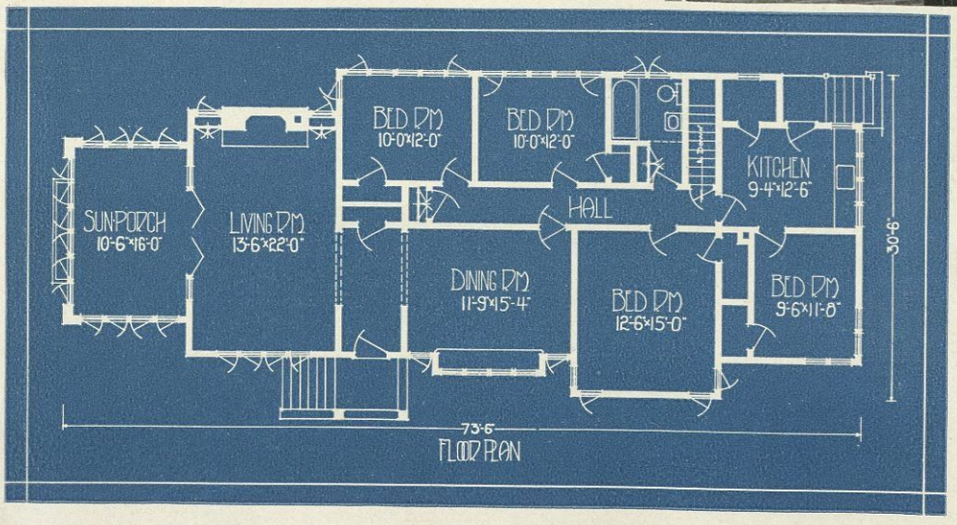
Bungalow No. 1005

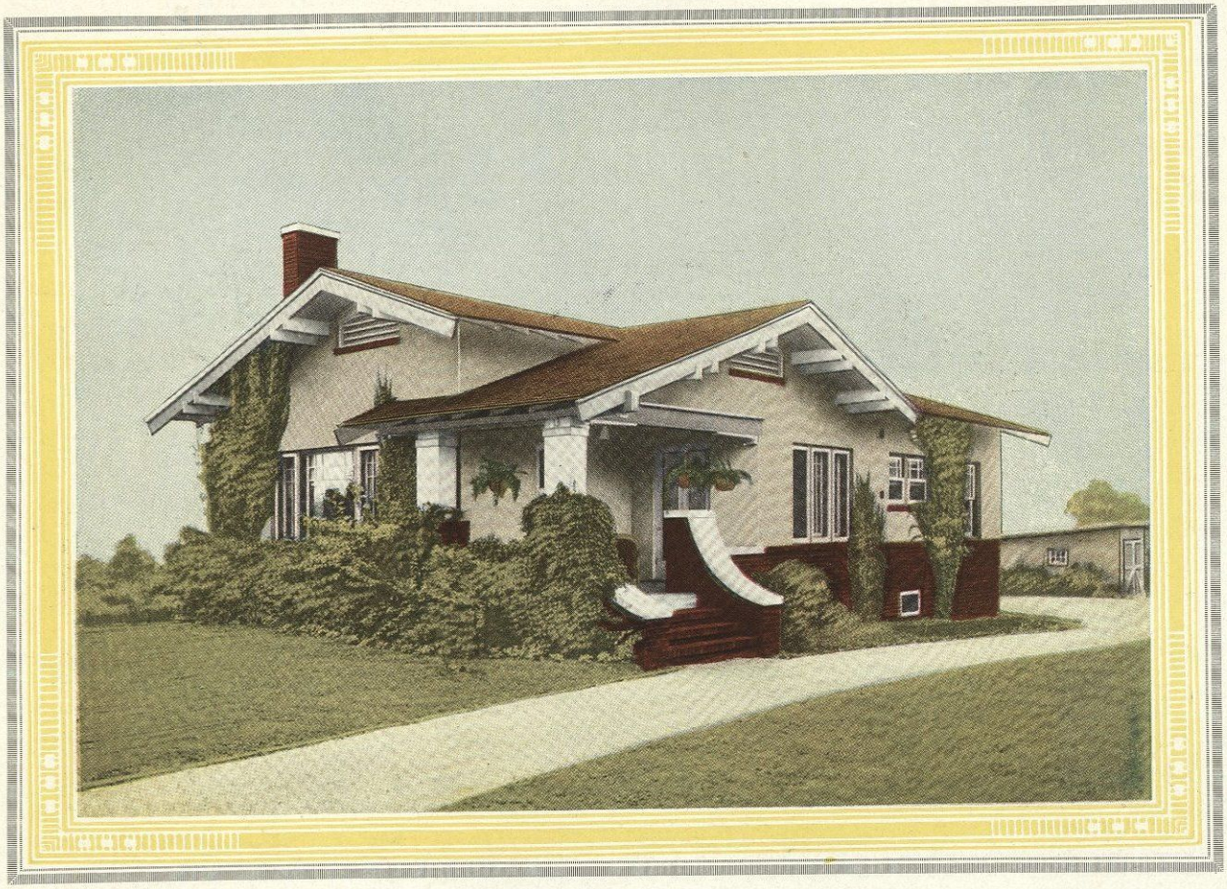
THIS is an extremely modern example of the up-to-date, more expensive type of Bungalow. In spite of its rich appearance we will be glad to furnish you an estimate, the lowness of which will agreeably surprise you.

This Bungalow is only 30 feet 6 inches wide but is 73 feet 6 inches long. It has a wealth of sleeping apartments, there being four bedrooms. In addition to these, a kitchen, dining room, large living room and sun porch. A glance at this sun porch will show you how well it merits its name.

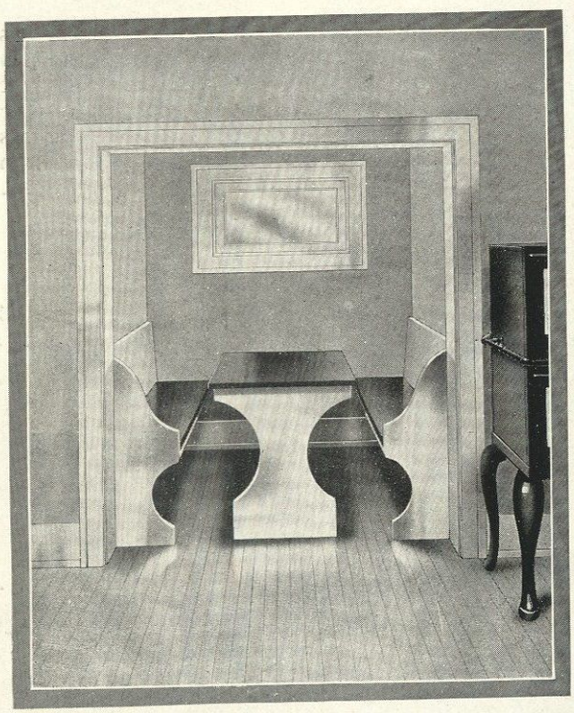


This interior is a good example of how a rich effect can be secured through simplicity. Note the plainness of the trimmings, fixtures and fireplaces, and yet the luxurious effect that their harmony produces.



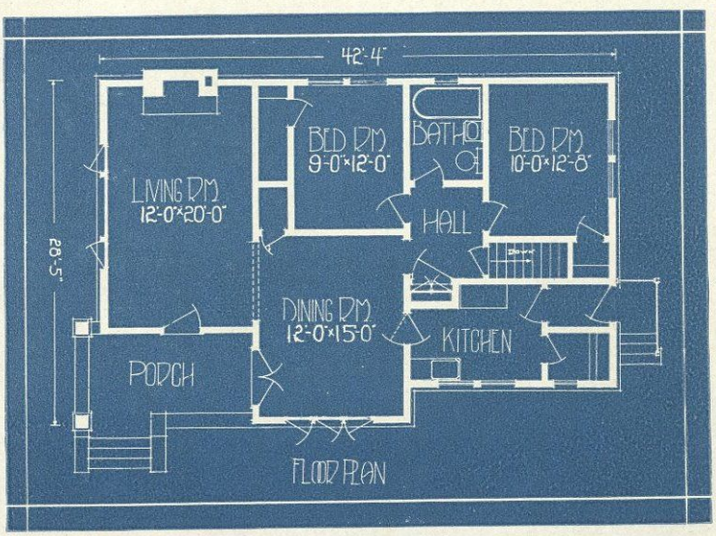


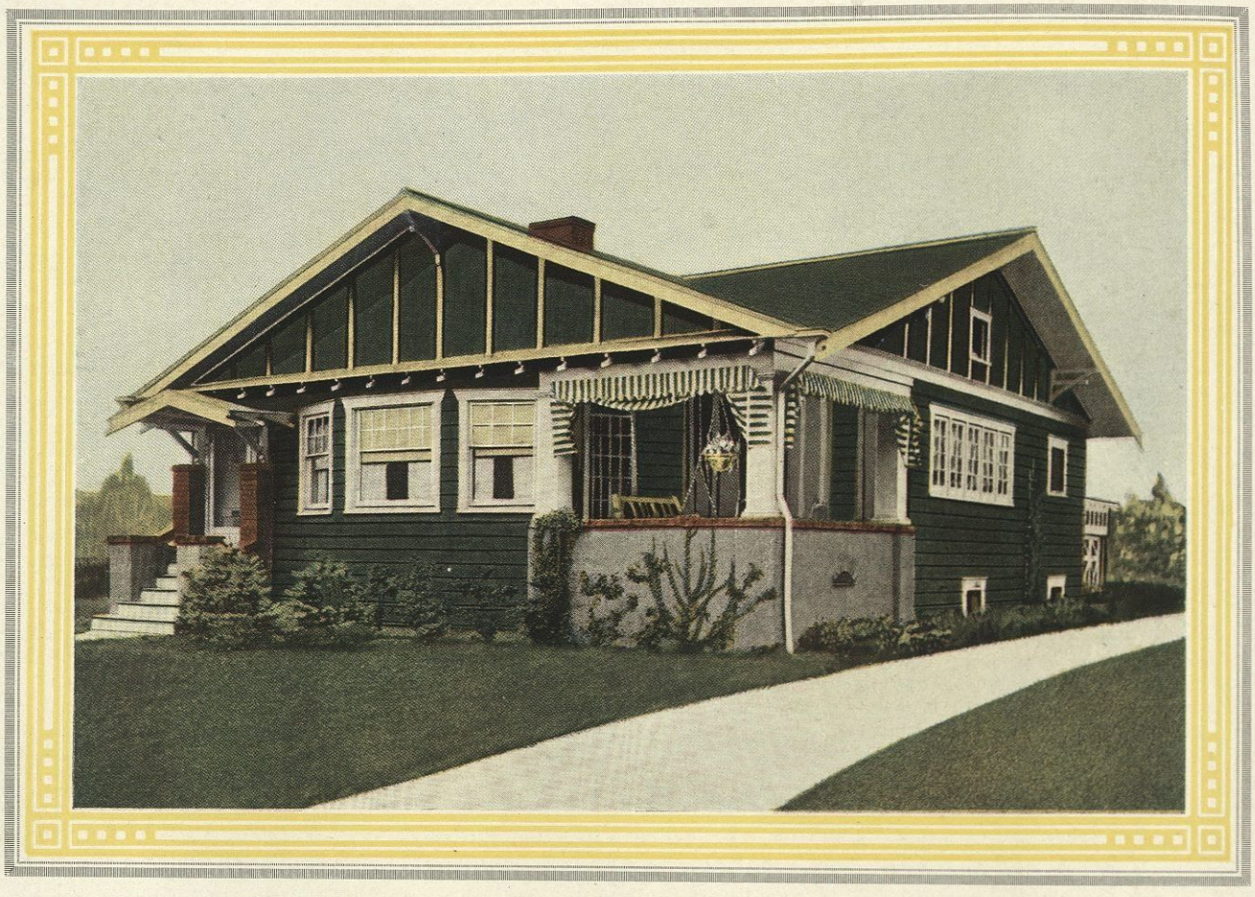
Bungalow No. 1006



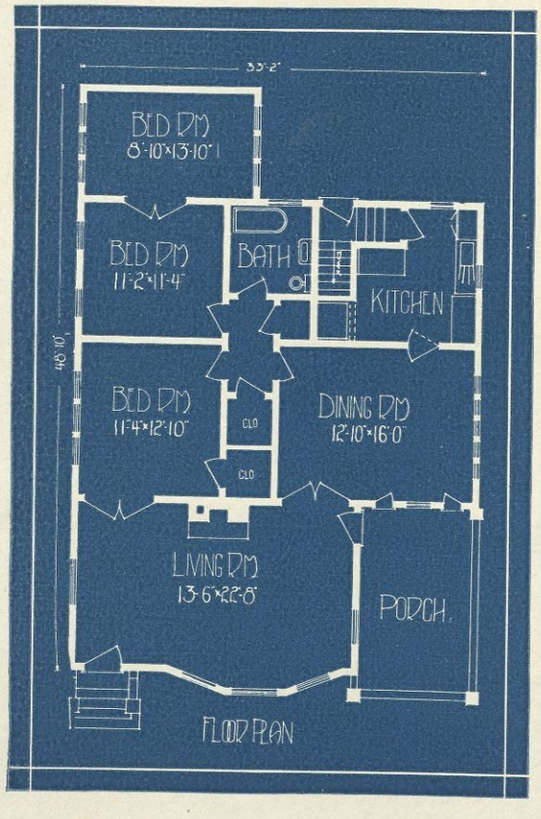
No interior of this home being available, we illustrate herewith Universal Design No. 2653 of one of the latest designs of breakfast nooks. Such a nook as this can be used in connection with this plan or many others shown in this book.

THE outside dimensions of this Bungalow are 28 feet 5 inches by 42 feet 4 inches. It contains an out-of-the-ordinary arrangement of living room, dining room and kitchen, supplemented by two bedrooms and a bath. The privacy of the sleeping apartments is arranged for by a small hall whose entrance is off one corner of the dining room. A small room off the kitchen can be made into a little breakfast corner or a pantry.

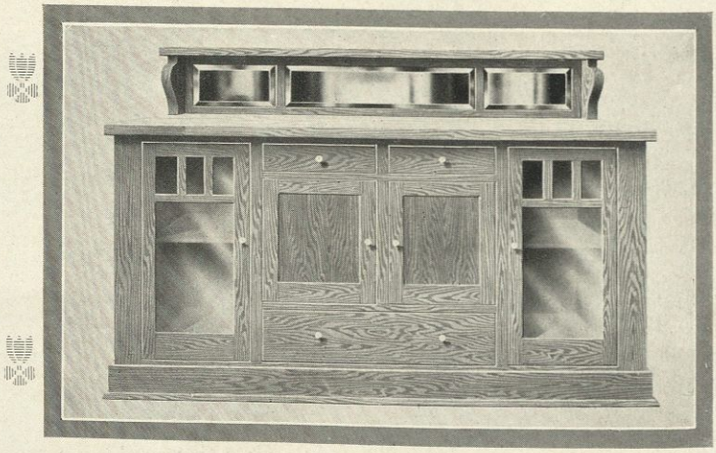




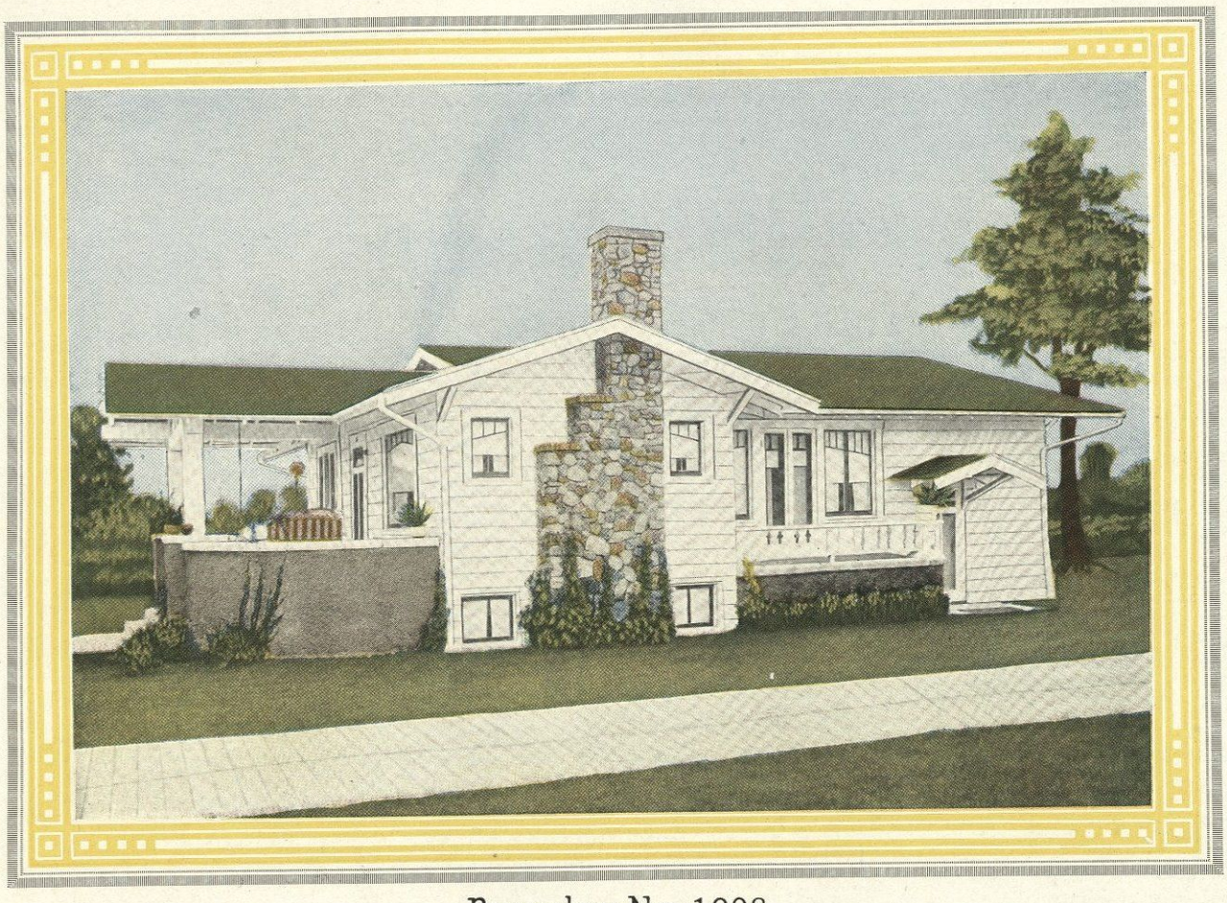
Bungalow No. 1007



THIS Bungalow is 33 feet 2 inches wide by 48 feet 10 inches long. Behind the bay windows shown in the front is a large living room, from which entrance is made into a bright dining room on one side and medium-sized bedroom on the other. Kitchen, bath and bedrooms are the next three rooms running across the width of the house, while the last room can be made either into a regular bedroom or a sleeping porch, according to the tastes of the builder.

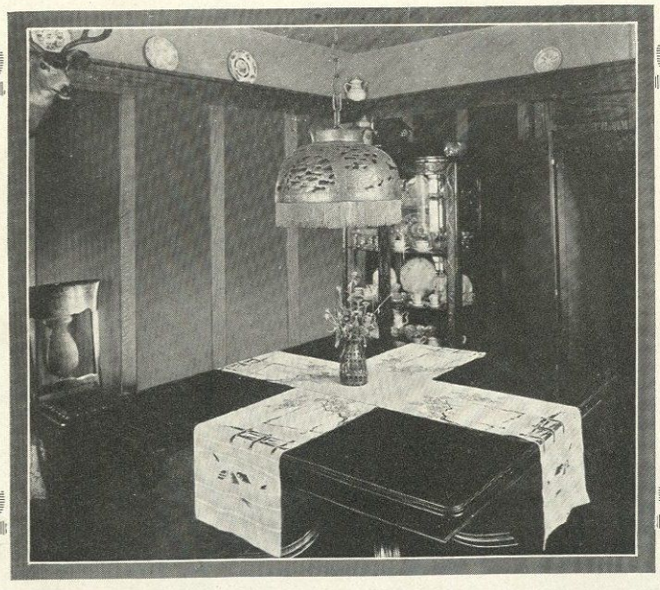


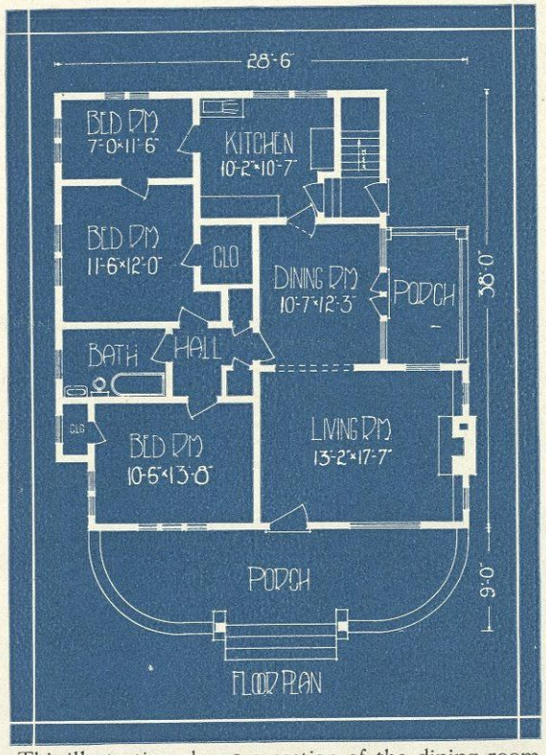
The buffet design here shown is Universal Design No. 2709. A complete catalogue of buffets, side boards, etc., will be found in the Cabinet Section of our "Suggestions to Home Builders" book.



Bungalow No. 1008

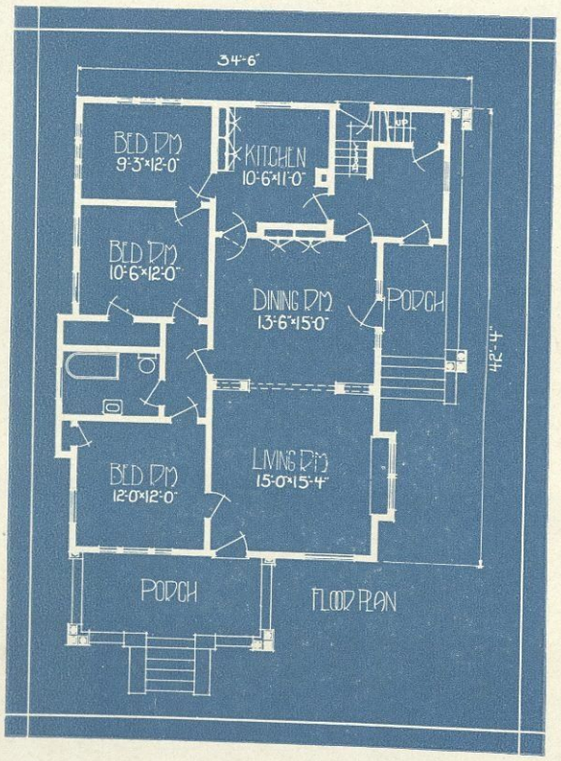
THIS Bungalow is 28 feet 6 inches by 38 feet long. It has a wealth of porch space. The front porch is 9 feet deep with curved corners. There is a smaller porch on the side, having its entrance from the dining room. In addition to the living room, dining room and kitchen, there are three bedrooms, two of which are separated from the rest of the house by a small hall. The bathroom is located between the two bedrooms.



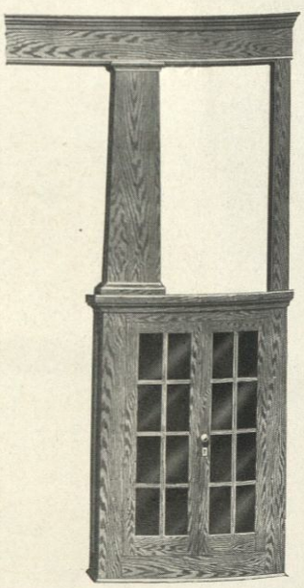


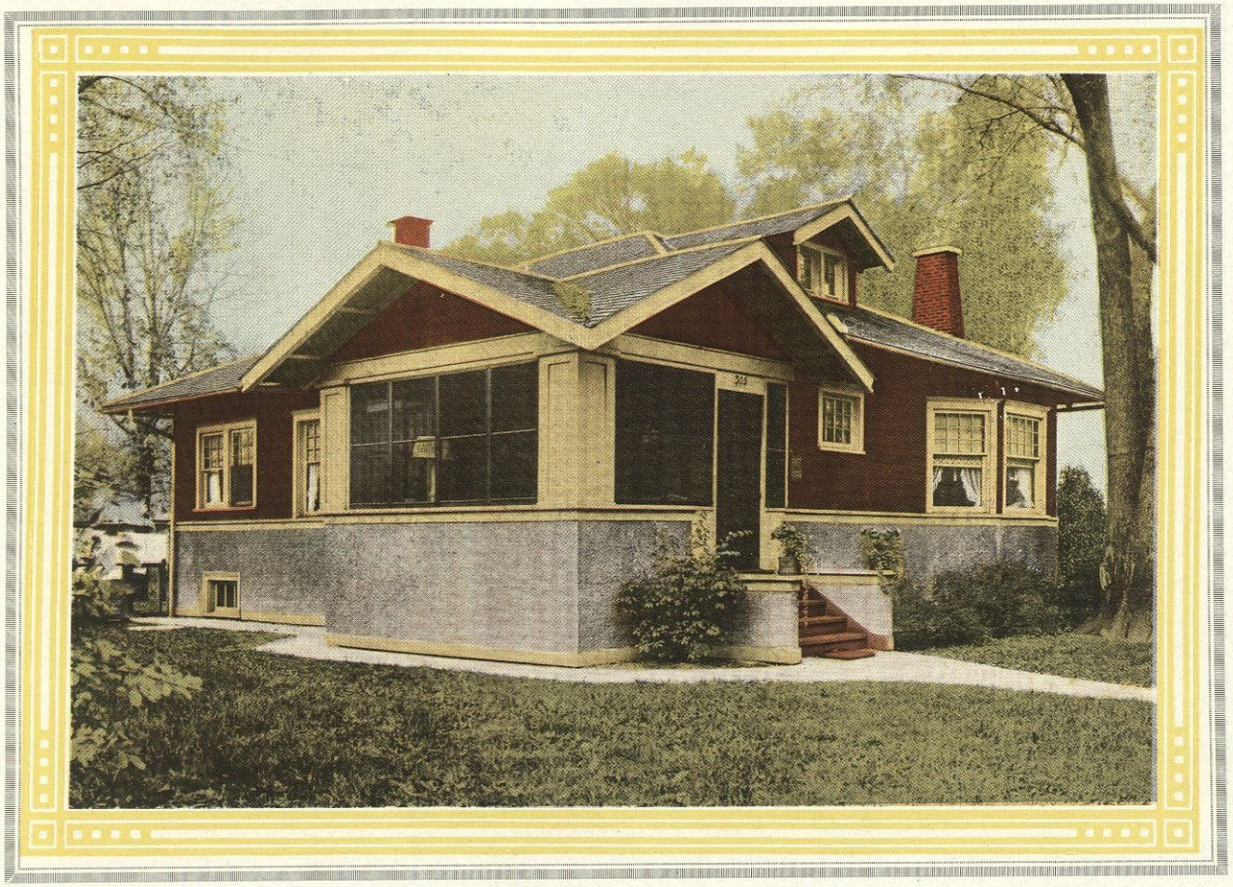
This illustration shows a section of the dining room. It gives an idea of up-to-date paneling effect.

Bungalow No. 1009



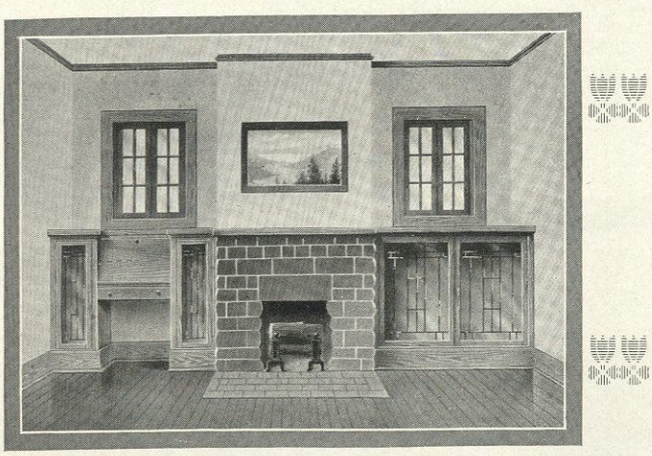
A Moderate priced Bungalow, 34½ feet wide by 42 feet 4 inches long. A few extra feet of lumber used in building the front and side porches of this home are responsible for a big percentage of its beautiful appearance. It contains five rooms, living and dining rooms, with built-in sideboard, kitchen, three bedrooms and a bath. The space immediately behind the side porch and adjoining the kitchen can be used for a breakfast room, sewing room or a nursery. No photograph of the interior of this home being available, we submit Universal Design No. 2330 of bookcase colonnade. This colonnade can be used either in this bungalow or in any of the other homes illustrated in this book. Complete catalogue of colonnade ideas will be found in the Cabinet Section of the "Suggestions to Home Builders" book.

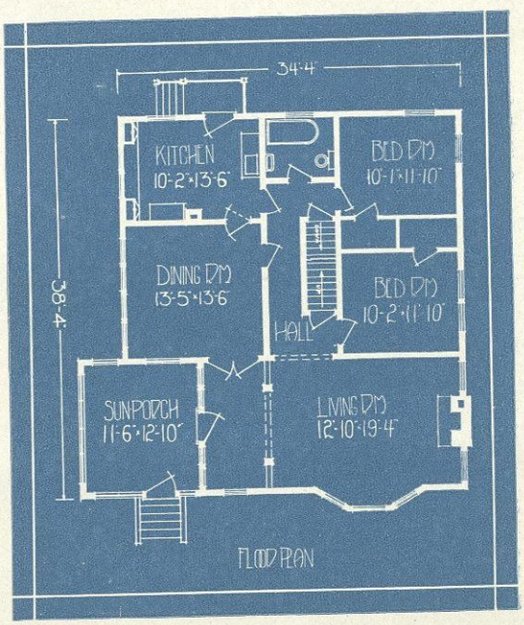




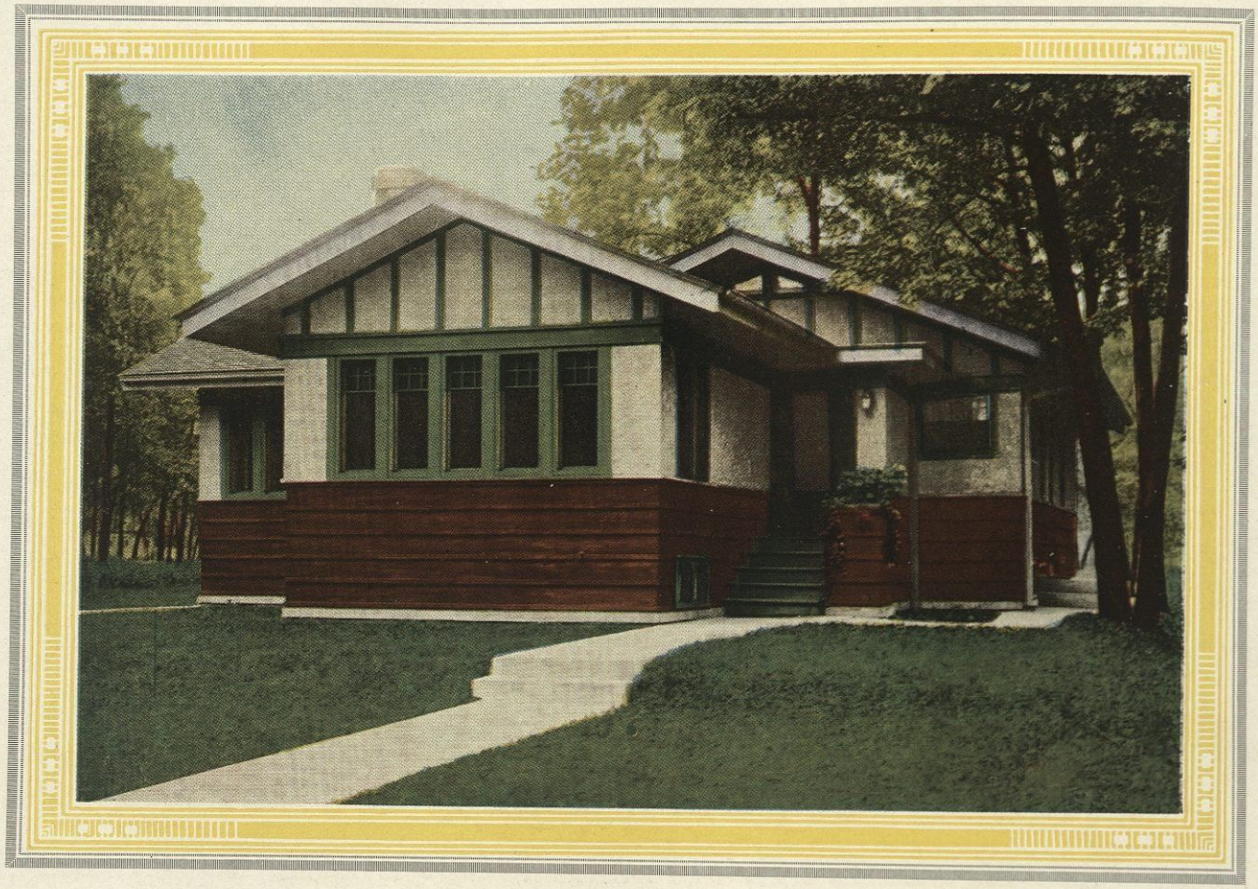
Bungalow No. 1010

AN out-of-the-ordinary and strictly up-to-date Bungalow design illustrating a home 34 feet 4 inches wide and 38 feet 4 inches long. Entrance to this home is obtained through a sun porch which opens on to a reception hall located at right angles to the living and dining rooms. A hallway separates these rooms from two bedrooms, a kitchen and bath.



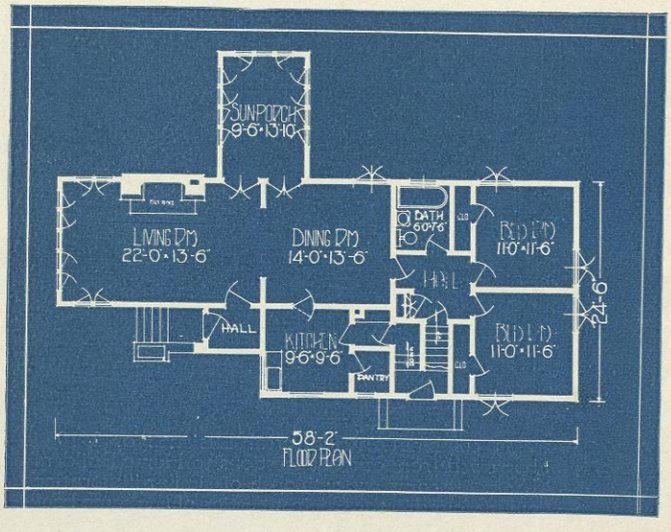


This combination Universal Design No. 2510 is borrowed from our "Suggestions to Home Builders" book. A complete catalogue of similar illustrations will be found in the Cabinet Section of the same book.

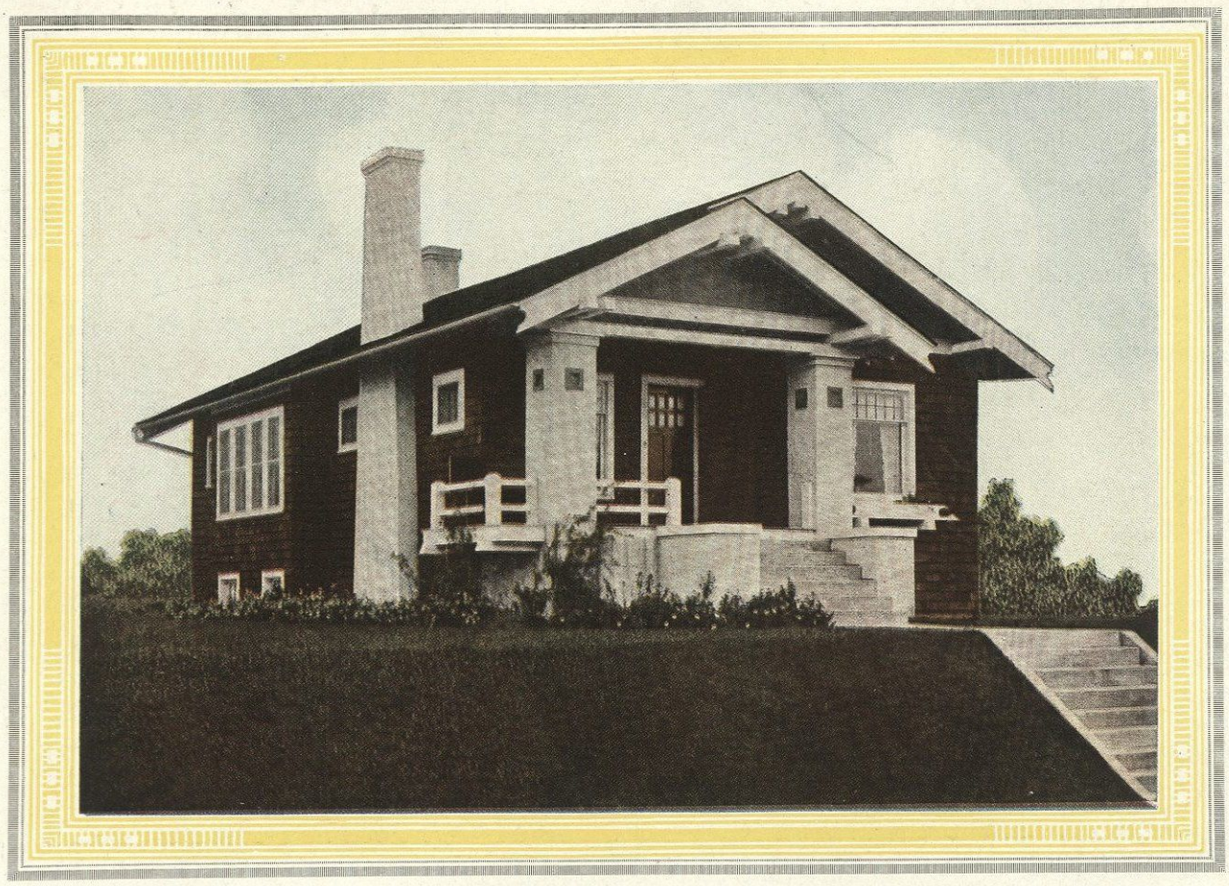


Bungalow No 1011

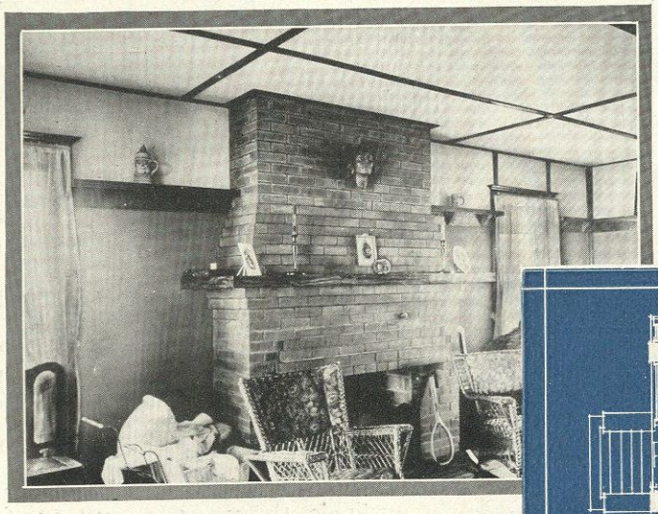
AN appropriate Bungalow design that can be used where space is not limited. The width of the main portion of this building is 24 feet 6 inches. The length is 58 feet 2 inches. The width is increased by a large sun porch which is built at the dividing point of the living and dining rooms. The kitchen is in the center of the house. Two bedrooms and a bath are located at the rear.



This illustration shows an intimate glance into the spacious living room of this home. Note the rich appearance of the fireplace. In spite of its rich appearance, its cost is comparatively little. A complete catalogue of similar designs will be found in the Cabinet Section of the "Suggestions to Home Builders" book of this service.

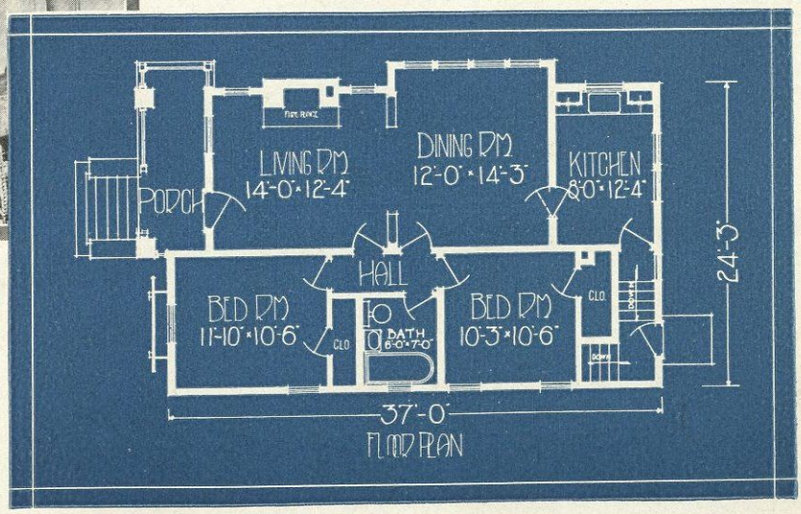


Bungalow No. 1012



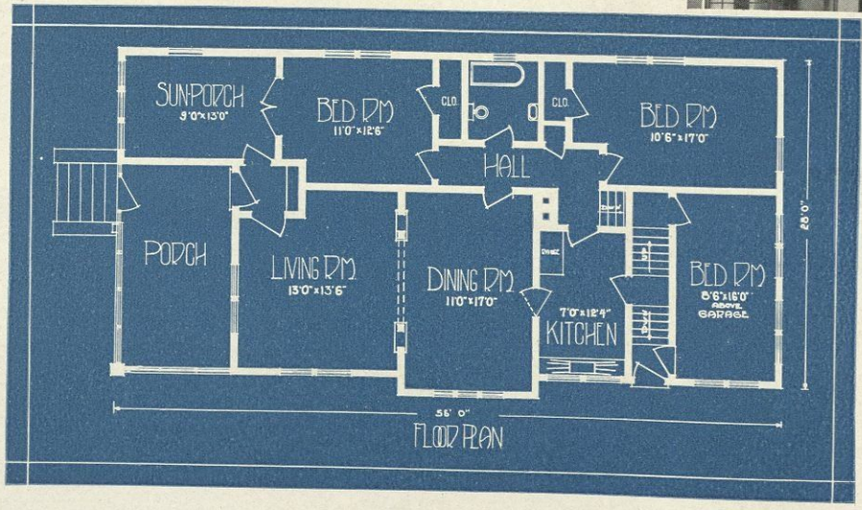
A glimpse into the living room of this home showing what a neat arrangement can be made by the use of wallboard. Complete data and further illustrations on what can be done by the use of this modern addition to building materials will be found in the "Suggestions to Home Builders" section of this service.

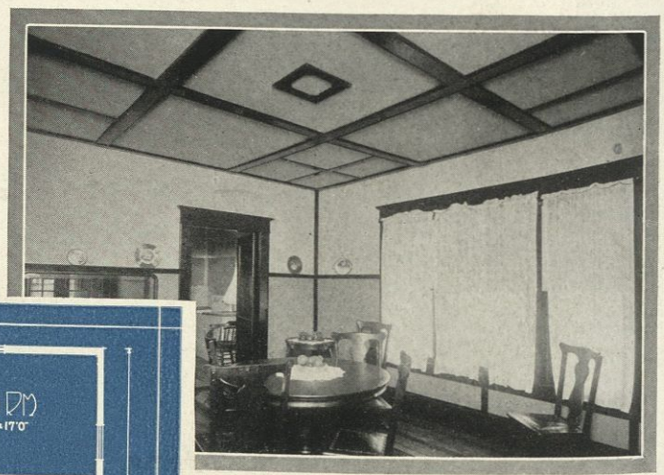
AN ornate little Bungalow 24 feet 3 inches by 37 feet. The interior arrangements can be made just as pleasing as the exterior. A medium sized living, dining room and kitchen account for one side of the building, while two bedrooms and a bath complete the balance.



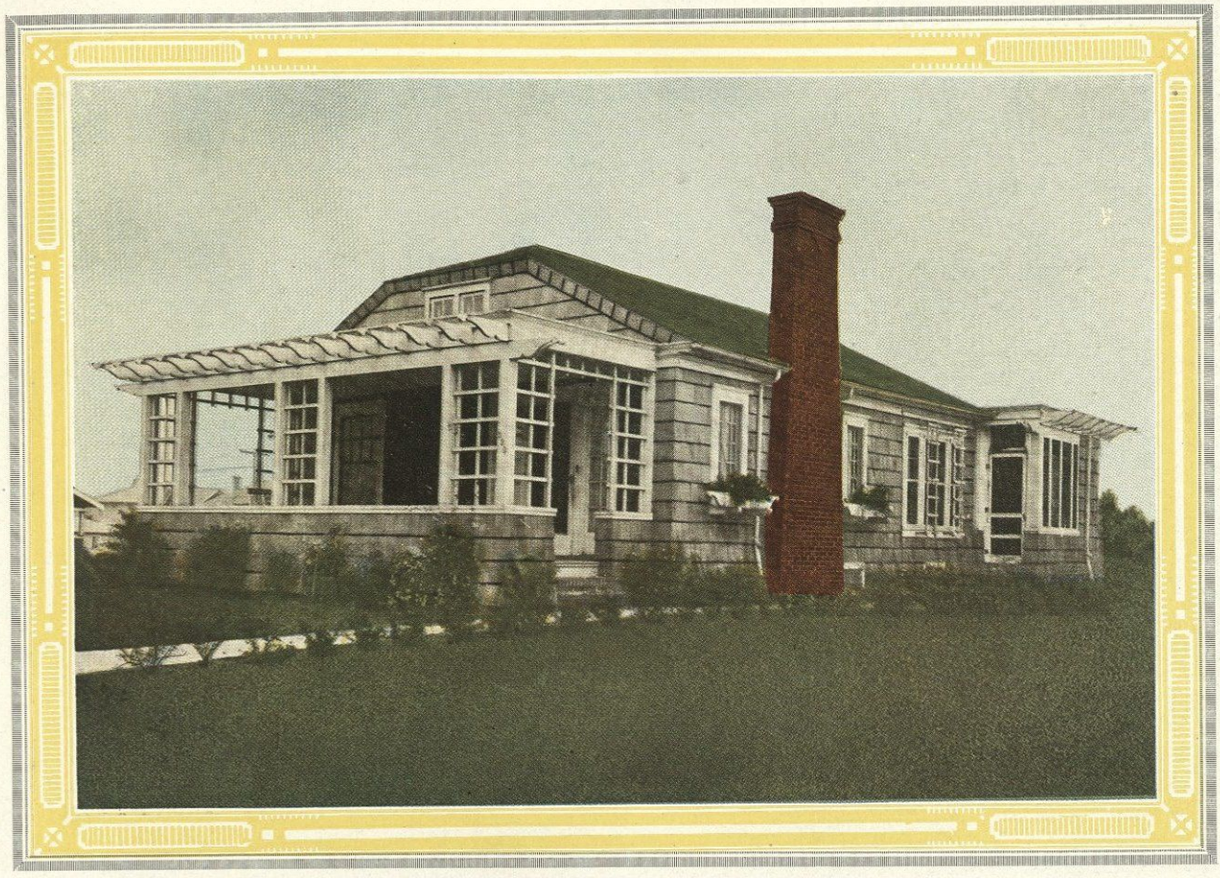
Bungalow No. 1013

THIS Building shows another arrangement of a built-in garage which is particularly adapted to corner lots, but which can, by the addition of a driveway, be applied to practically any location. All the rooms of this home are well lighted and airy. Its dimensions are 28 feet by 56 feet. In addition to the front porch and sun porch, it has a living room, dining room and kitchen running consecutively and separated by hallways from three bedrooms and a bath.



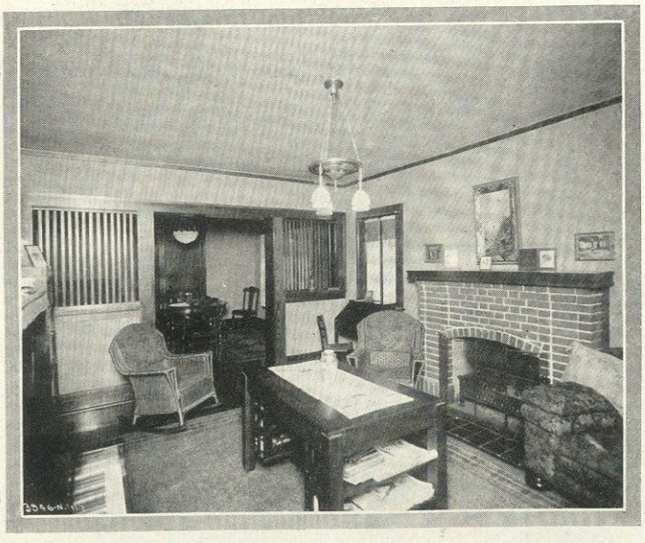


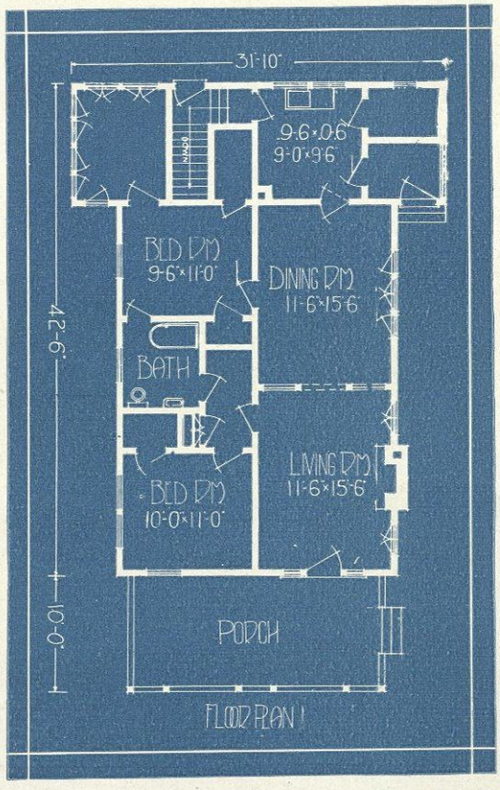
No interior of this home being available, through the courtesy of a manufacturer of wallboard, we submit this design of a dining room. This paneling effect can be secured either through the use of wallboards or in conjunction with regular plaster. Complete data on both subjects will be found in the "Suggestions to Home Builders" section of this service.

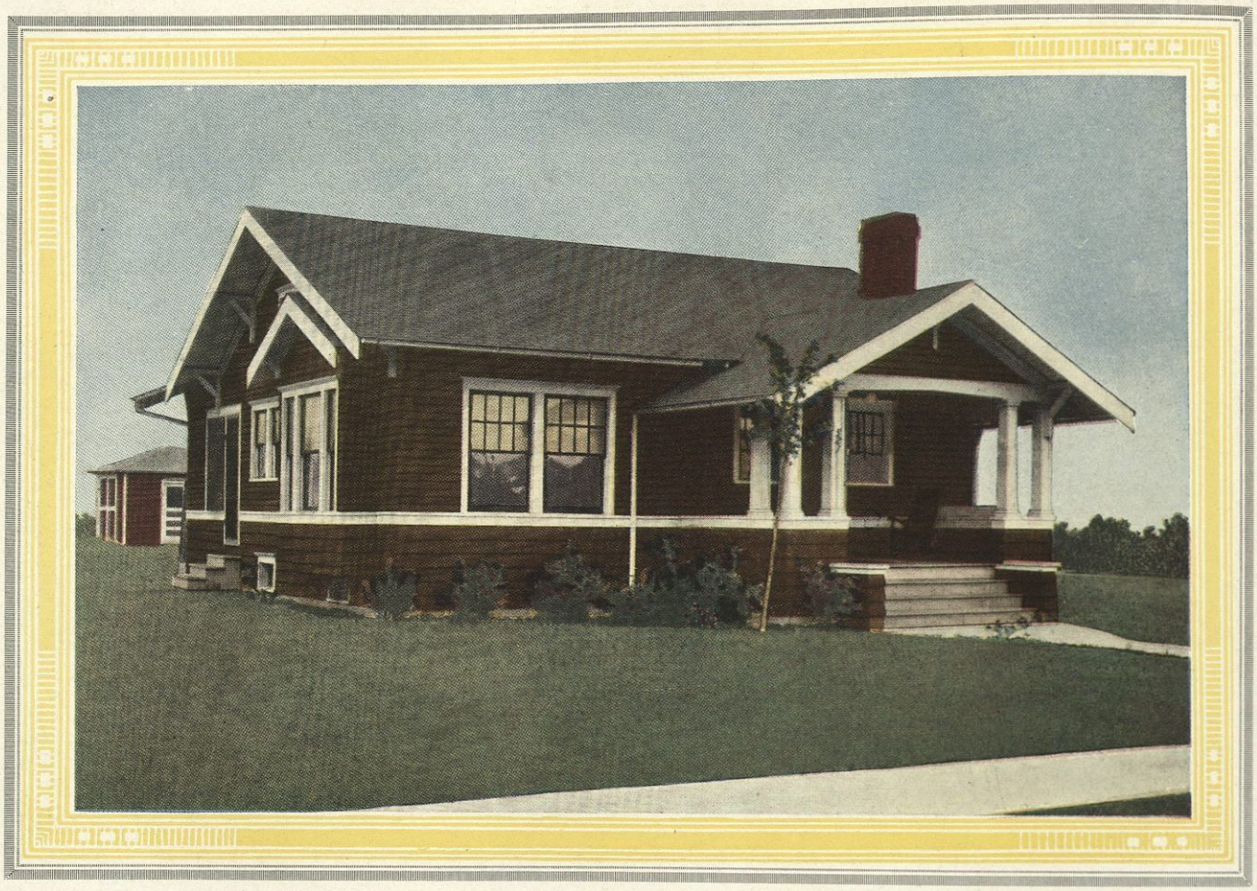


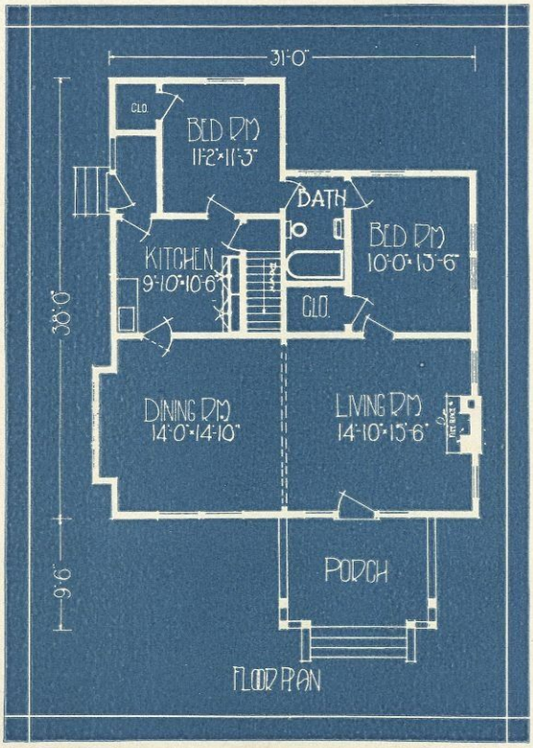
Bungalow No. 1014

A HOME providing the wealth of comfort that the name implies, its cost by a judicious choice of building materials, can be made comparatively low. The exterior speaks for itself. It is 31 feet 10 inches wide and 42 feet 6 inches long, with a 10-foot front porch. This space provides for a large living and dining room, kitchen, two bedrooms and a bath. A sleeping porch supplements the sleeping facilities. This arrangement has proven to be extremely practical. It can be used with many other exterior designs shown in this book.





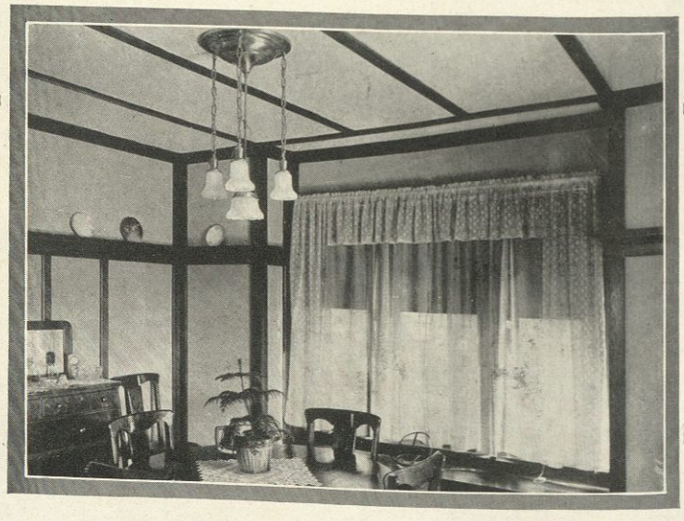


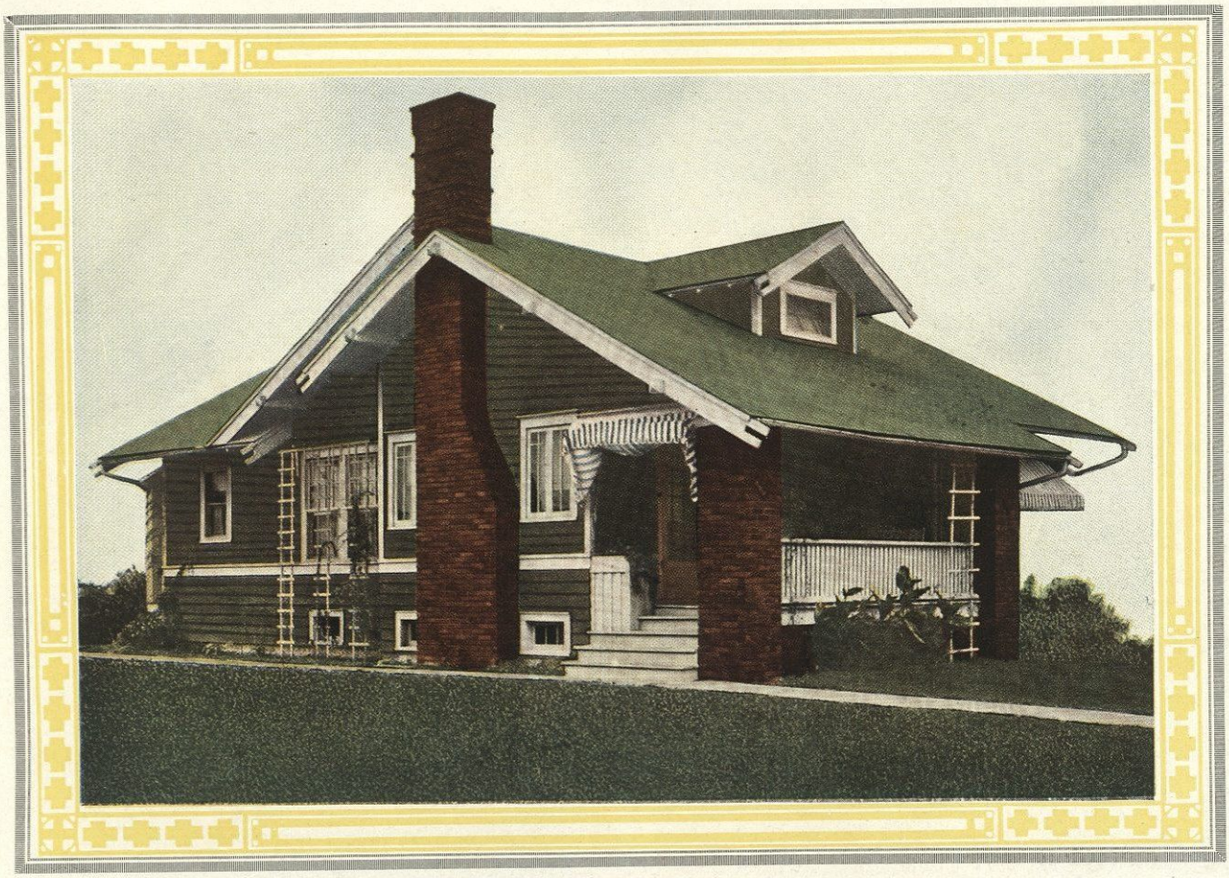


An interior of a dining room showing cozy little window seat and a modern paneling effect. Further suggestions along these lines can be obtained from the pages of our "Suggestions to Home Builders" book.

Bungalow No. 1015

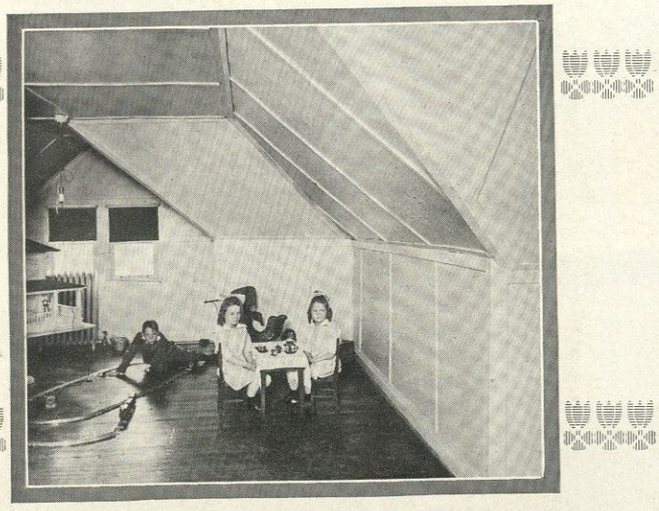
THIS Bungalow is 31 feet by 38 feet with a 9½-foot front porch. The front porch is constructed so as to protect only the entrance to the building. A living and dining room of approximately the same size, make up the front half of the building. A kitchen has its entrance from the dining room, while two bedrooms have their entrance from the living room and kitchen respectively. A small hallway between the two bedrooms provides entrance to a modern bathroom.

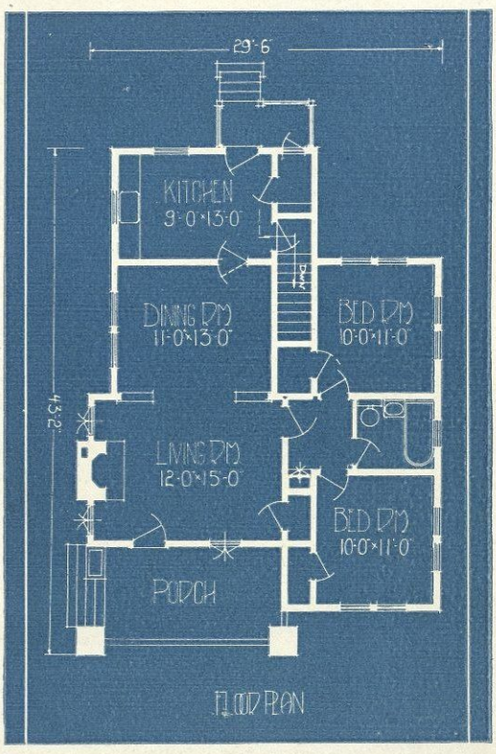




Bungalow No. 1016

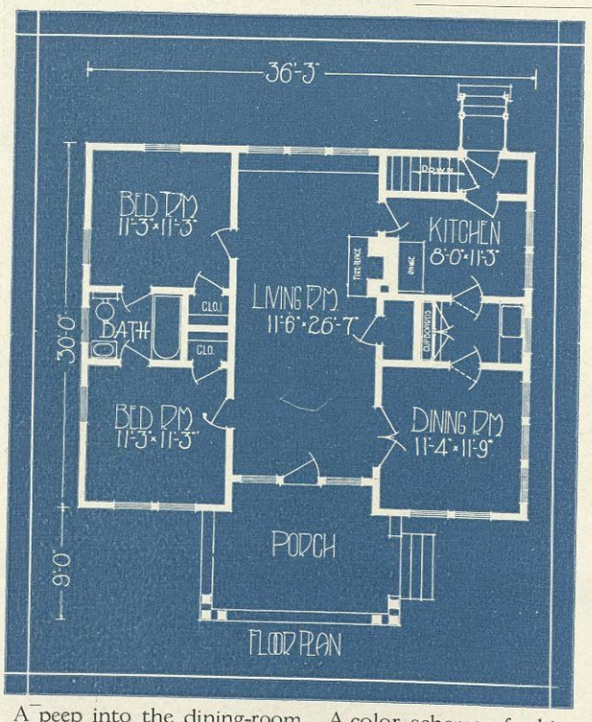
THE 29-foot 6-inch by 43-foot 2-inch space that this Bungalow occupies has been neatly divided between a living room, dining room and kitchen, two bedrooms and a bath. The front porch which has been cut into one corner of the building is included in these dimensions. The living room has a built-in fireplace, the dining room, a built-in china closet, and the kitchen a built-in cupboard space.





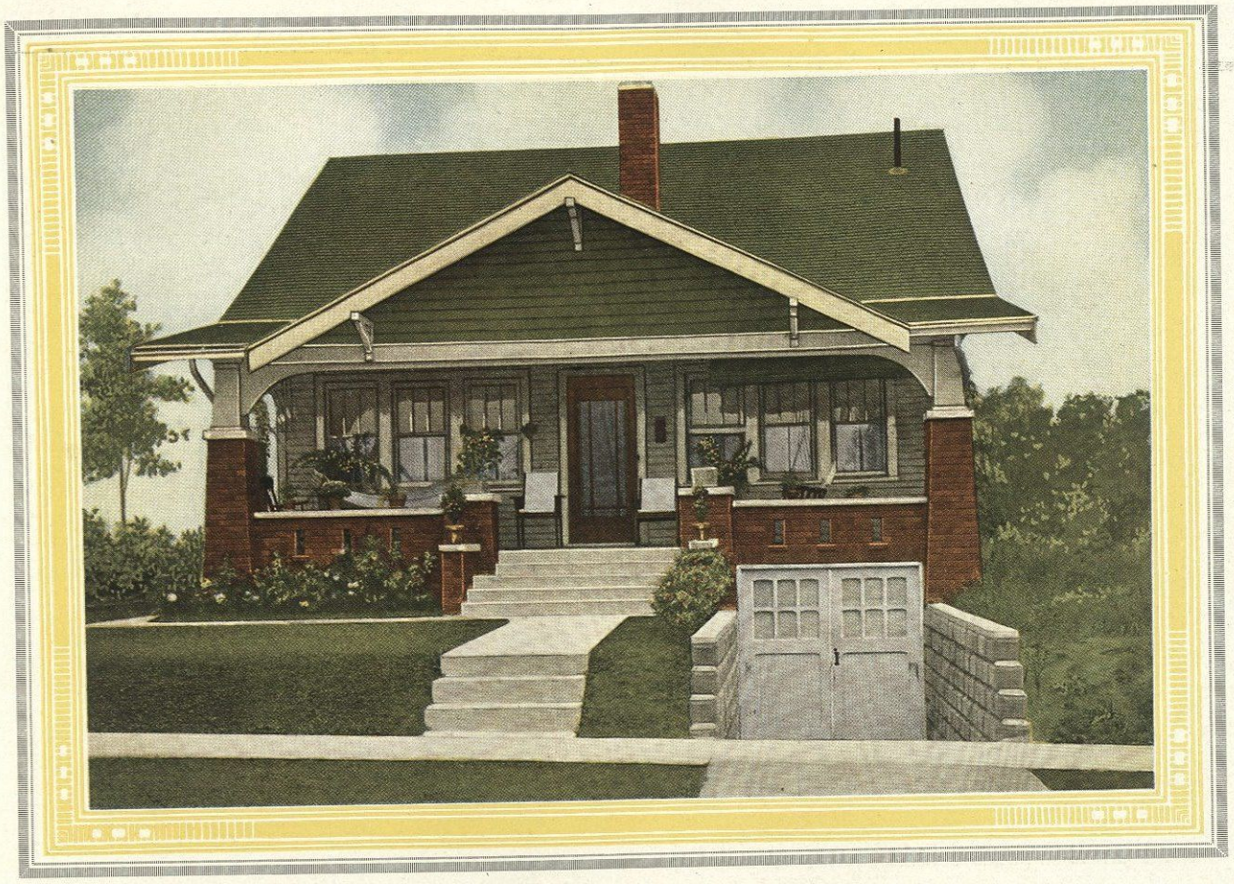
The interior illustration shown here is submitted as an idea for utilizing the spare room upstairs, with the help of a little wallboard and paneling. This space, ofttimes wasted, makes an ideal playground or nursery for the youngsters.

Bungalow No. 1017



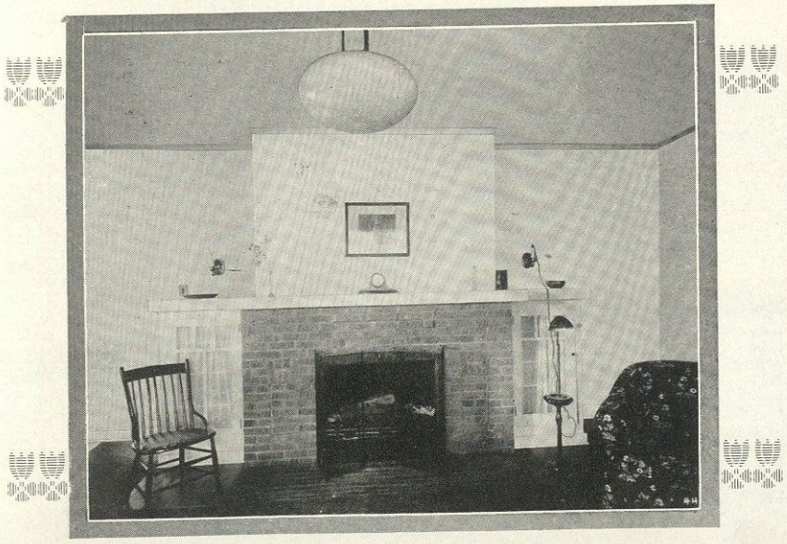
A peep into the dining-room. A color scheme of white and silver lends an air of appetizing freshness to this portion of the home. Up-to-date ideas for the interior decorations of the various rooms in your new home can be gleaned from the Paint and Varnish Section of our "Suggestions to Home Builders" book.

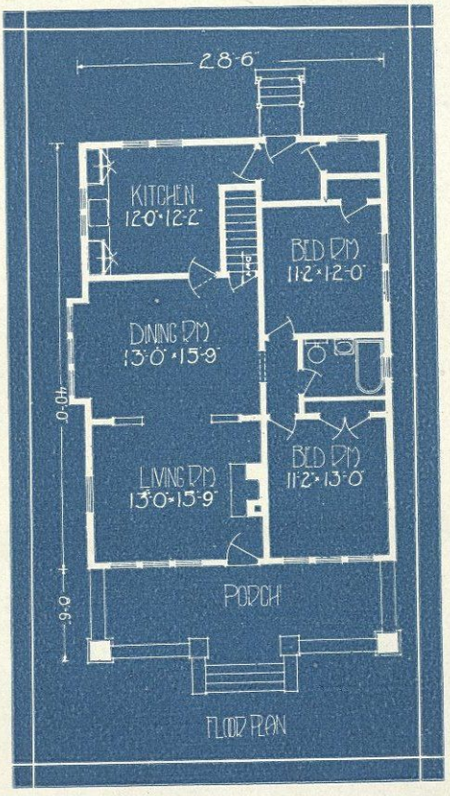
A VERY Neat Type of Square Bungalow. Its width is 36 feet 3 inches and length 30 feet, with a 9-foot front porch. The living room runs the full length of the house through the center, separating the bath and bedrooms from the dining room and kitchen. A new and novel idea shown here is a room containing the sink and cupboards separating the dining room and kitchen and still by having entrance into both rooms, leaves them connected. The more you study this design, the better you will like it.

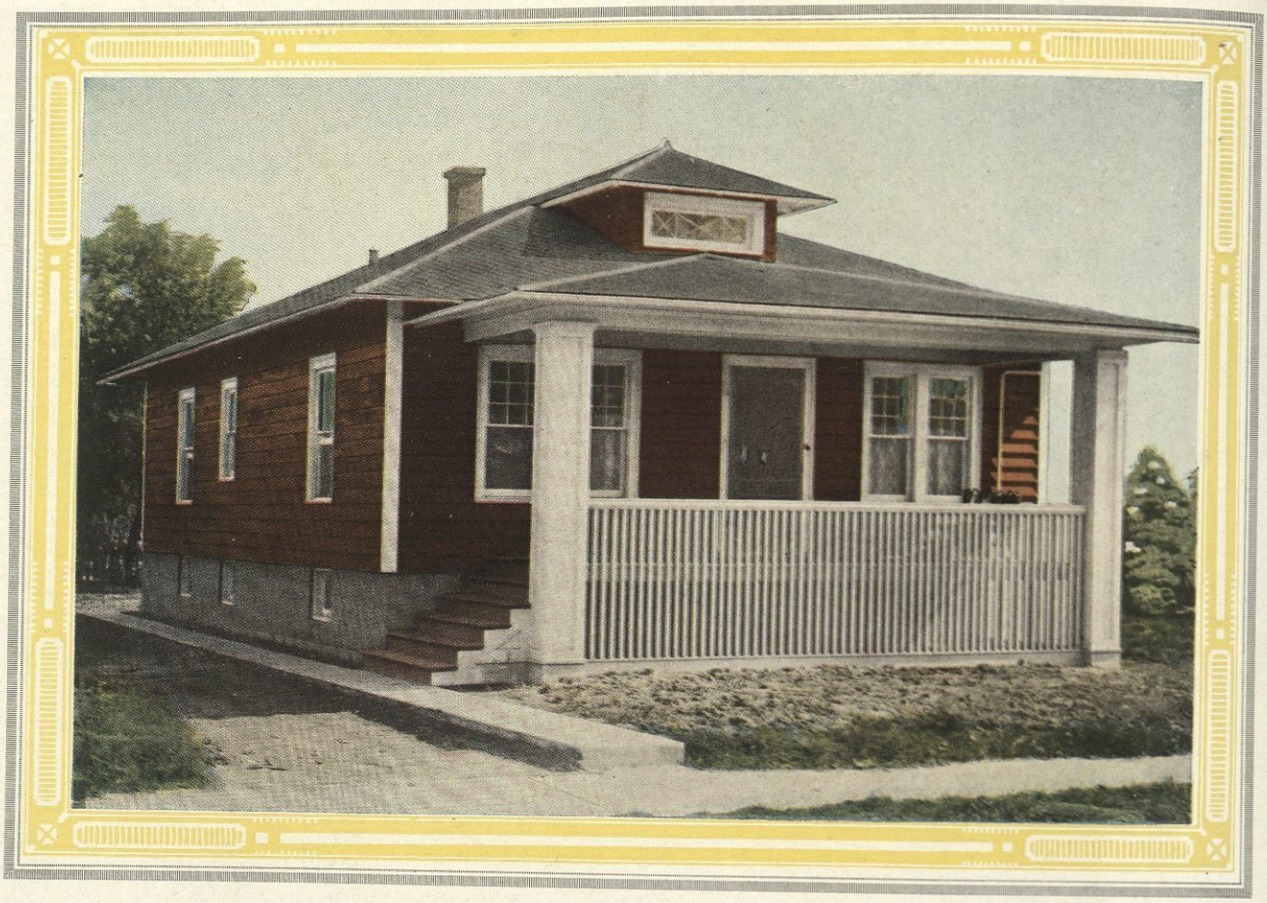


Bungalow No. 1018

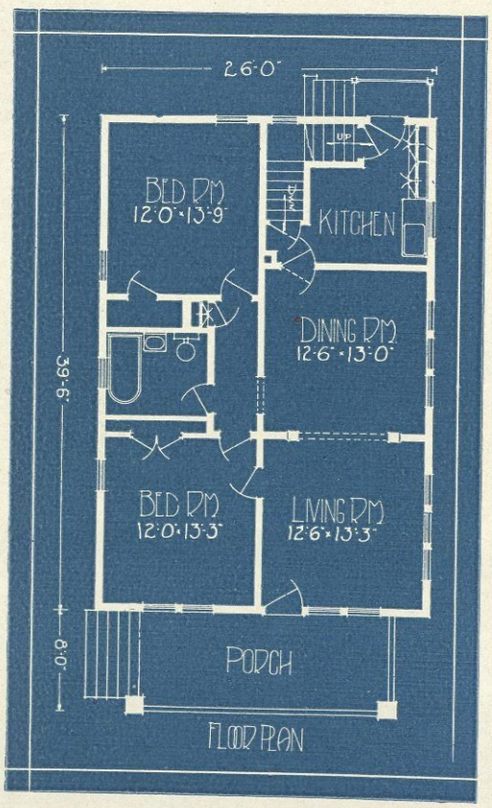
HERE is a design for a practical little home that can be used to advantage where space is limited. Note the garage entrance under the front porch. While this idea is new and may at a glance present objections, still it has by experience proven itself, where properly constructed, to be both practical and economical. This home is 28 feet 6 inches wide and 40 feet long, with an 8½-foot front porch. It contains a living room, a section of whose interior is shown below, dining room, kitchen, two bedrooms and bath.



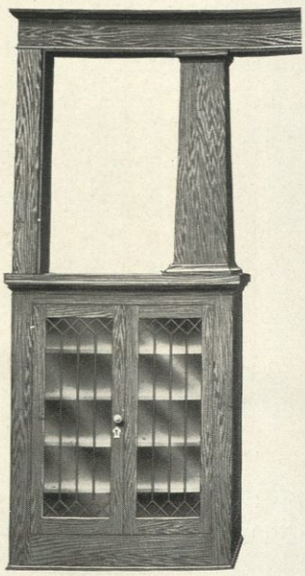




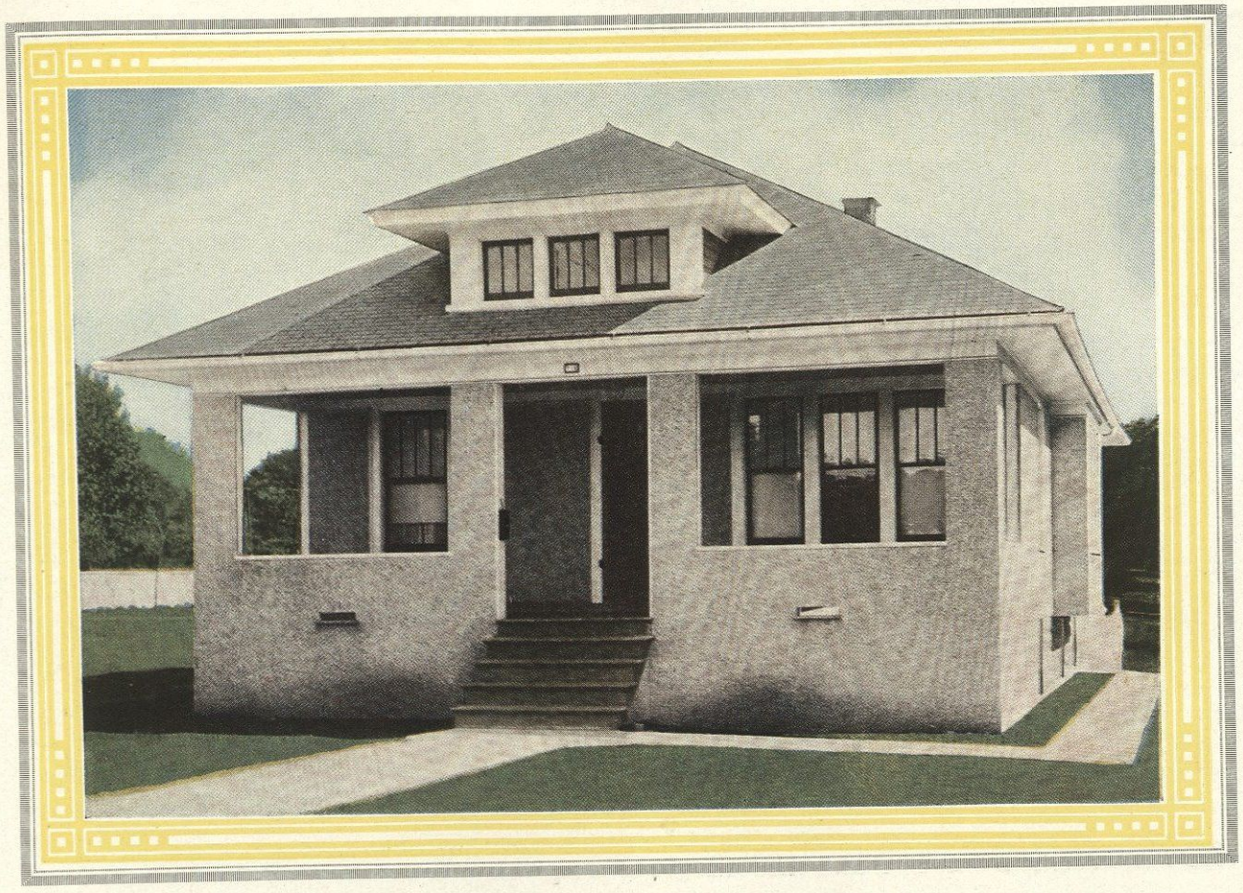
Bungalow No. 1019



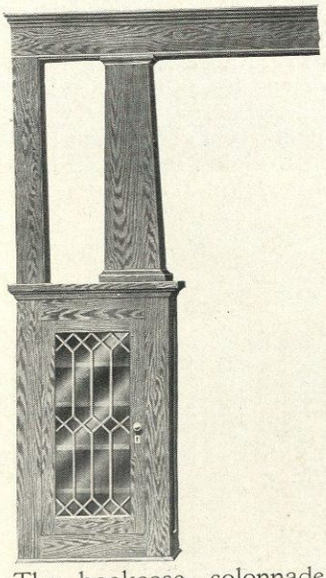
AN example of the cheaper type of Bungalow, which is cheap in price only. Its exterior speaks for itself. Its interior is as complete and modern as any of the more elaborate designs. It is 26 feet wide by 39 feet 6 inches long, with an 8-foot front porch. A living, dining room and kitchen complete one-half of the length of the building, while two bedrooms, a bath and closet space complete the other half.



No photograph of the interior of this home being available, we submit a bookcase colonnade, Universal Design No. 2325. Complete catalogue of similar designs will be found in the Cabinet Section of our "Suggestions to Home Builders" book.

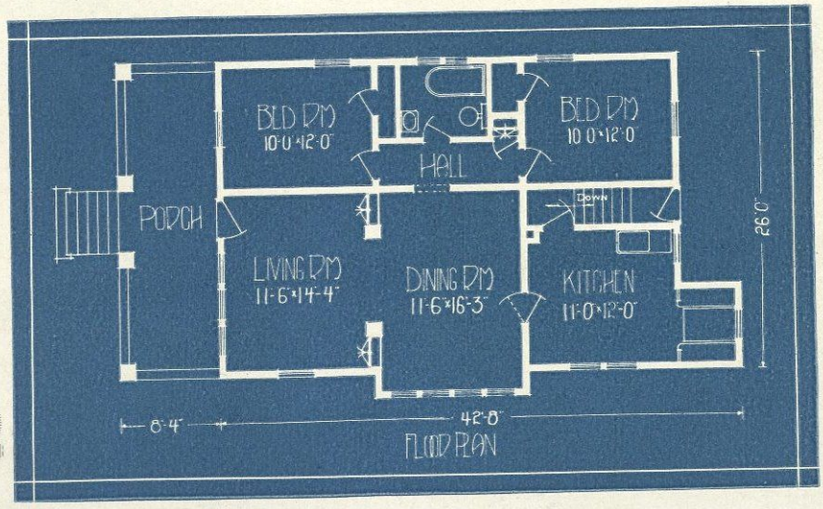


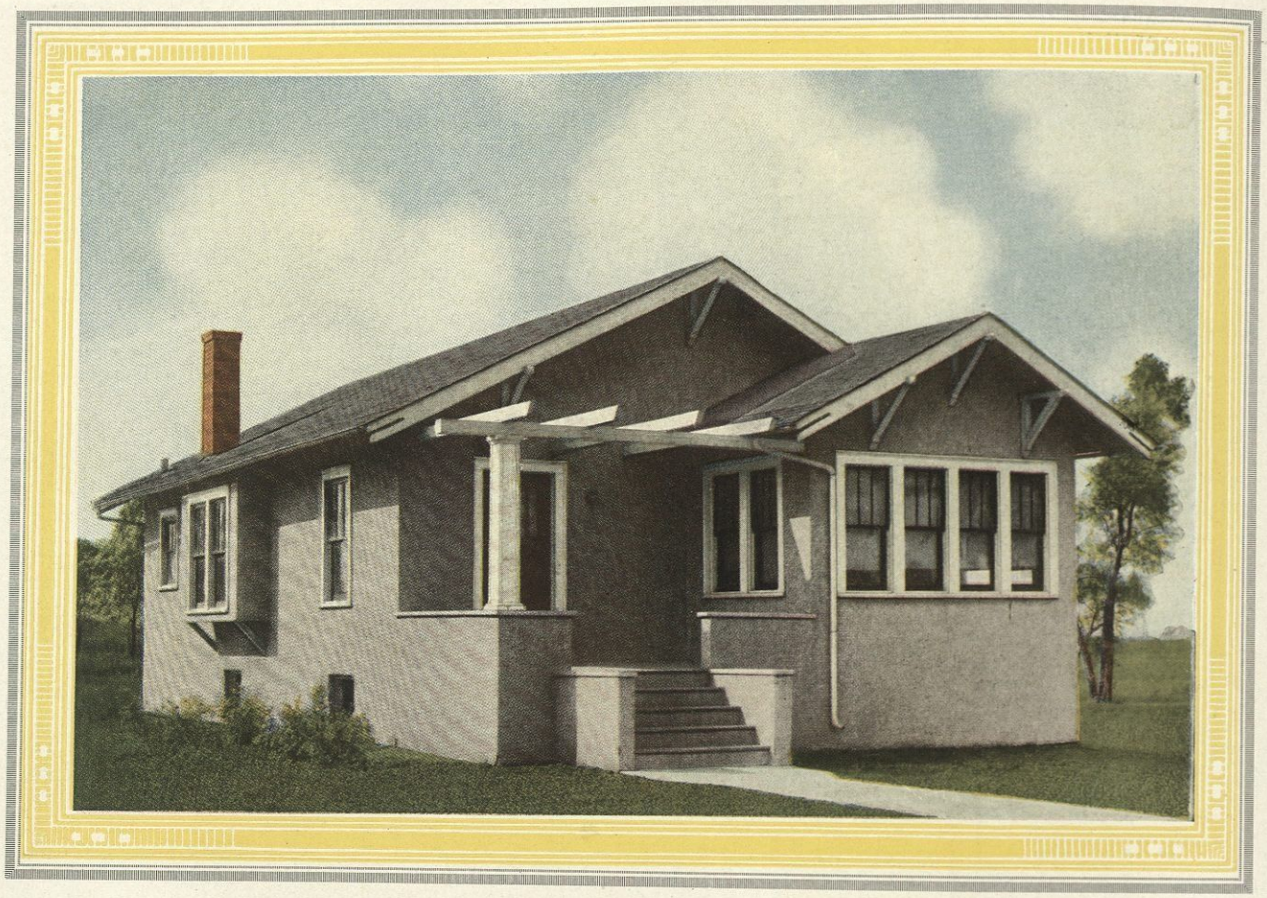
Bungalow No. 1020



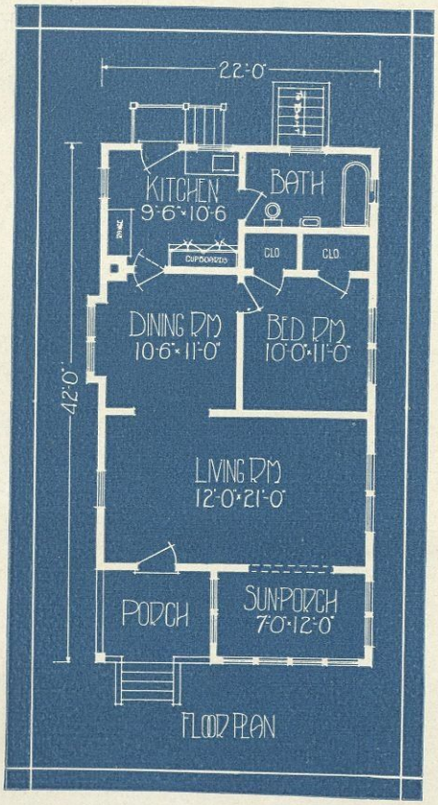
The bookcase colonnade which this picture illustrates is Universal Design No. 2335. A complete catalogue of colonnade and bookcase designs will be found in the Cabinet Section of our "Suggestions to Home Builders" book.

A Comparatively inexpensive type of Stucco Bungalow is here shown. The same design can be used for either brick or frame construction. This little home is 26 feet by 42 feet 8 inches with a well sheltered front porch 8 feet 4 inches. Properly screened in, this makes an ideal summer sleeping porch. The interior is divided between a living, dining room and kitchen, which rooms are completely separated from the two bedrooms and a bath by a hallway. The kitchen is extended in one corner to make room for a modern breakfast nook. The living and dining rooms are separated by bookcase colonnades, a section of which is here shown.

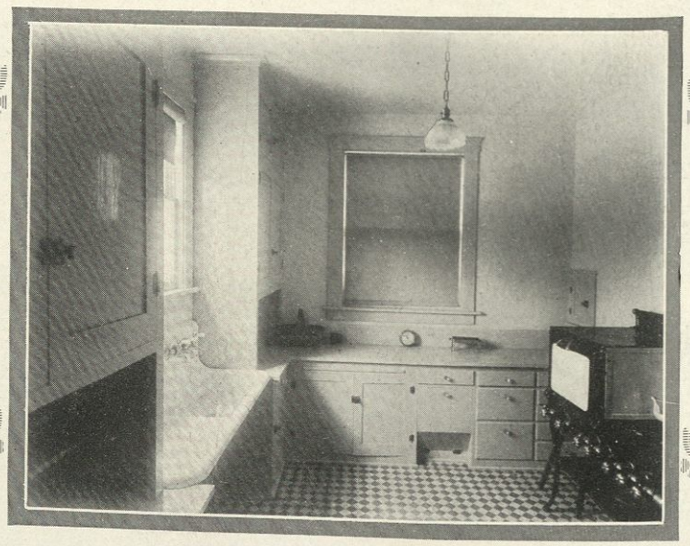




Bungalow No. 1021

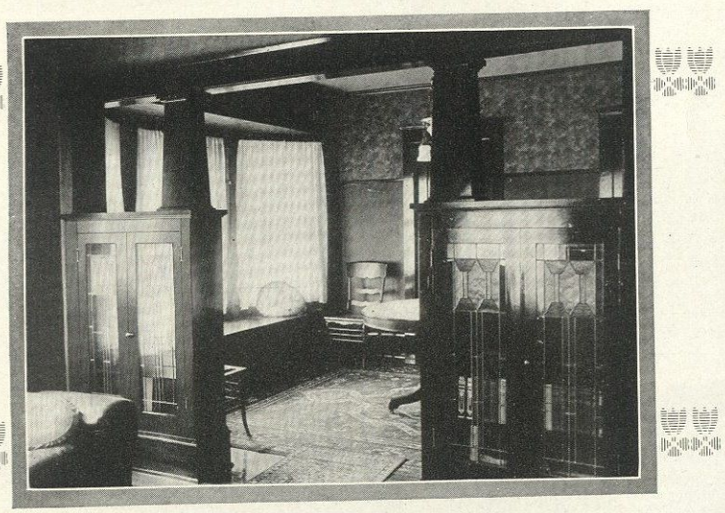


THIS Bungalow is especially adapted to locations where space is restricted as it is only 22 feet wide and 42 feet long. As the photograph shows, the front part of the house is divided between the front porch and a sun porch, immediately behind which is a living room extending the full width of the house. The next 11 feet of the house is divided between a dining room and bedroom, while the rear provides space for a large bedroom and kitchen. No illustration of the interior being available, we submit this modern idea for a kitchen arrangement.

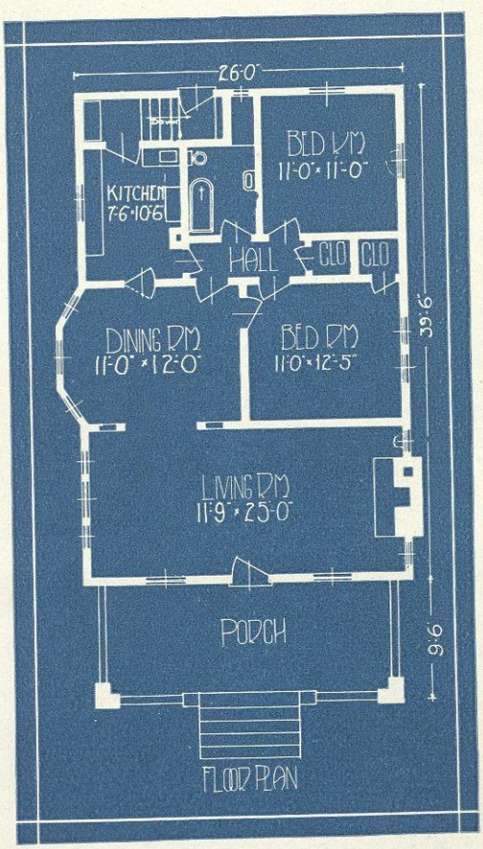


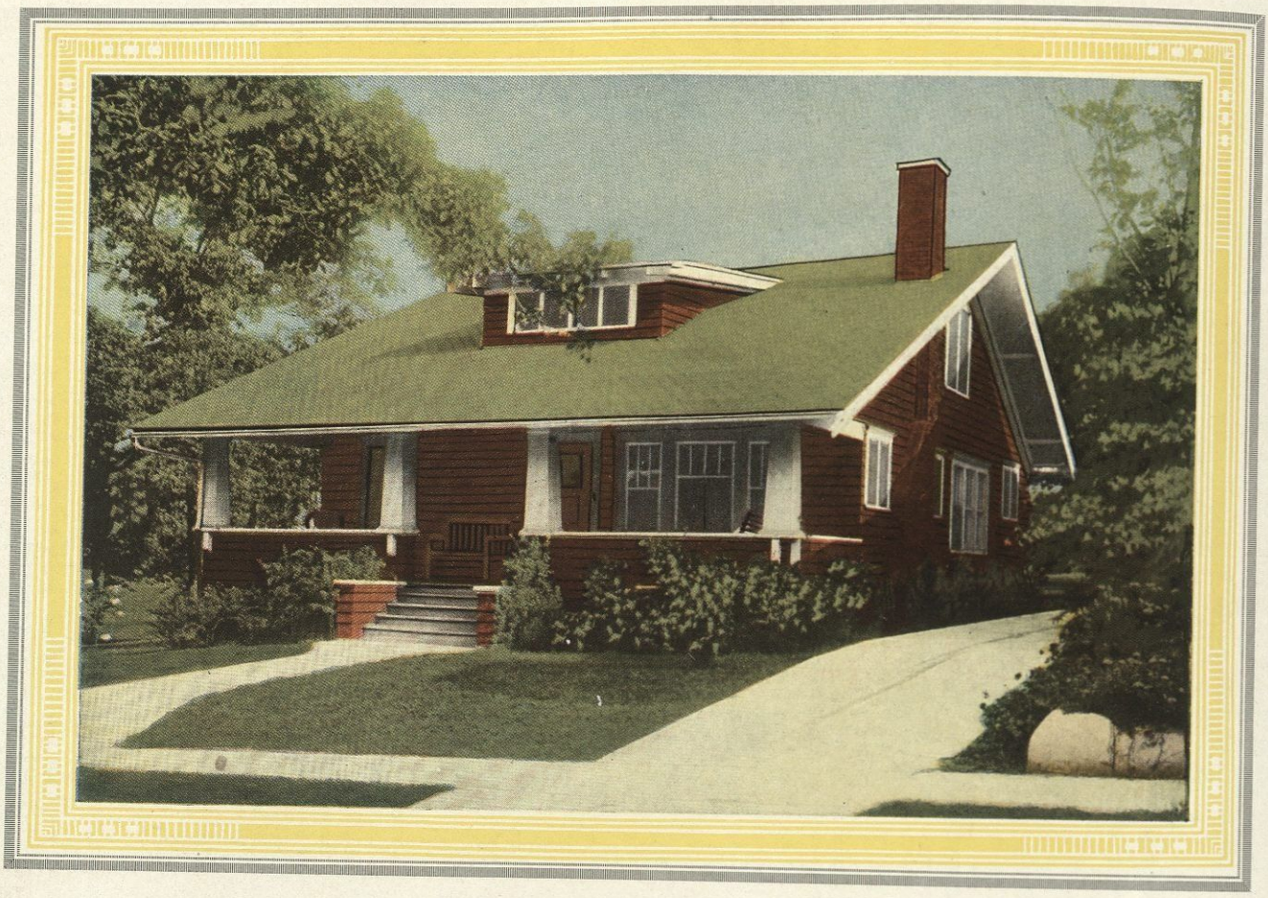
Bungalow Type House No. 2001

THIS Bungalow Type House is 26 feet wide and 39½ feet long, with front porch 9½ feet wide. It has a good big living room with fireplace, medium sized dining room, two bedrooms, bath and small kitchen, with generous cupboard space. The hall arrangement provides both privacy and easy accessibility to the rooms it serves.

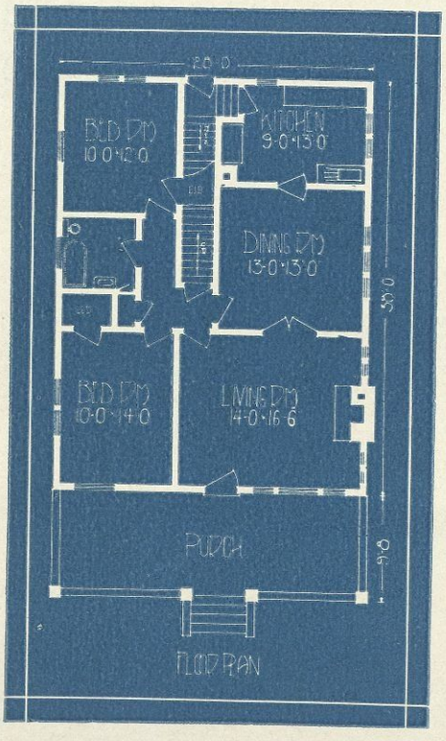


Bookcase colonnade separating living and dining room. A peep into a corner of the dining room. A complete catalogue of the latest designs in bookcases and colonnades will be found in the cabinet section of "Suggestions to Home Builders."

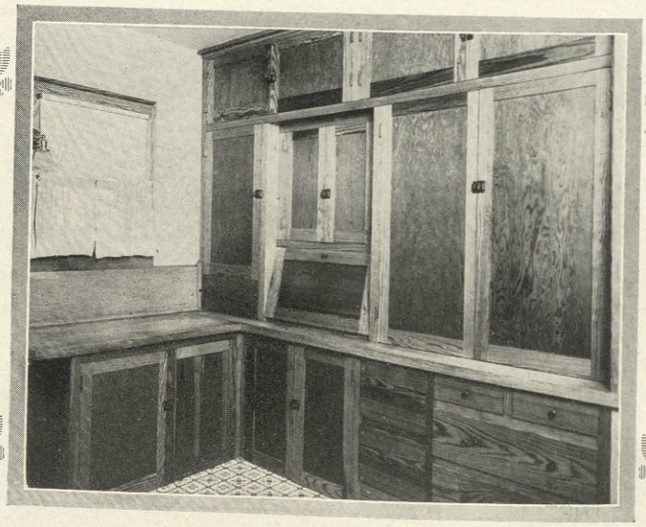




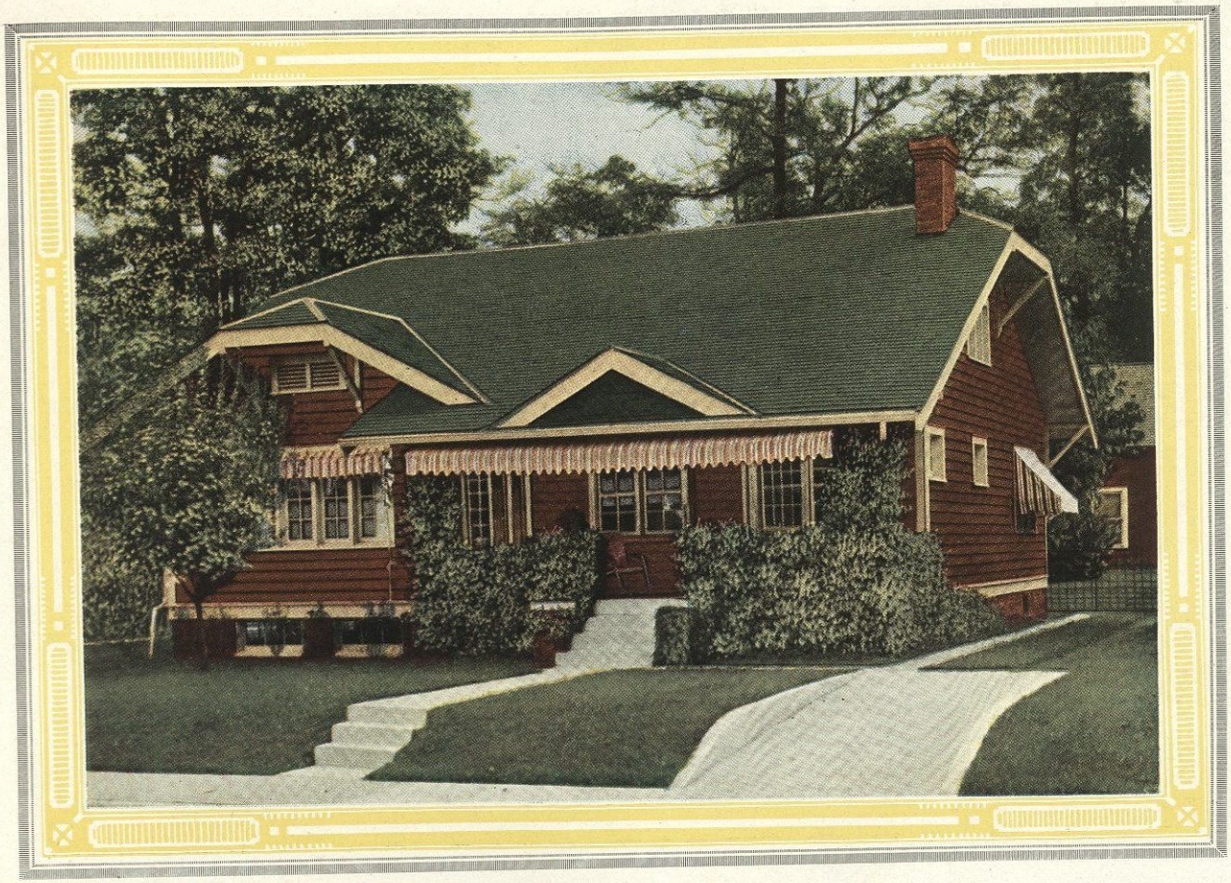
Bungalow Type Home No. 2002



A Bungalow Type Home, 28 feet wide and 38 feet long, with a 9-foot 8-inch front porch. Medium sized living room, dining room and kitchen are, by the hall arrangement, completely separated from the two bedrooms and bath.

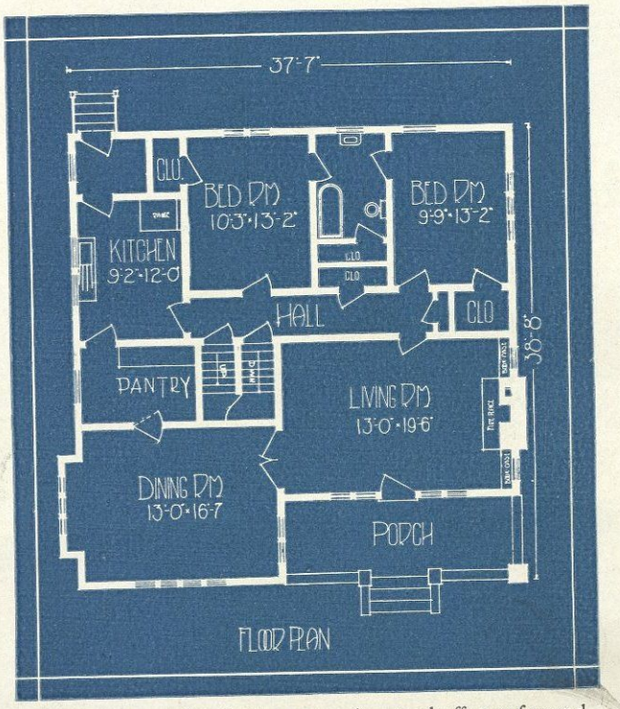


This cupboard will be the delight of Milady who likes plenty of cupboard space. Smaller designs are catalogued in the cabinet section of the "Suggestions to Home Builders" book.

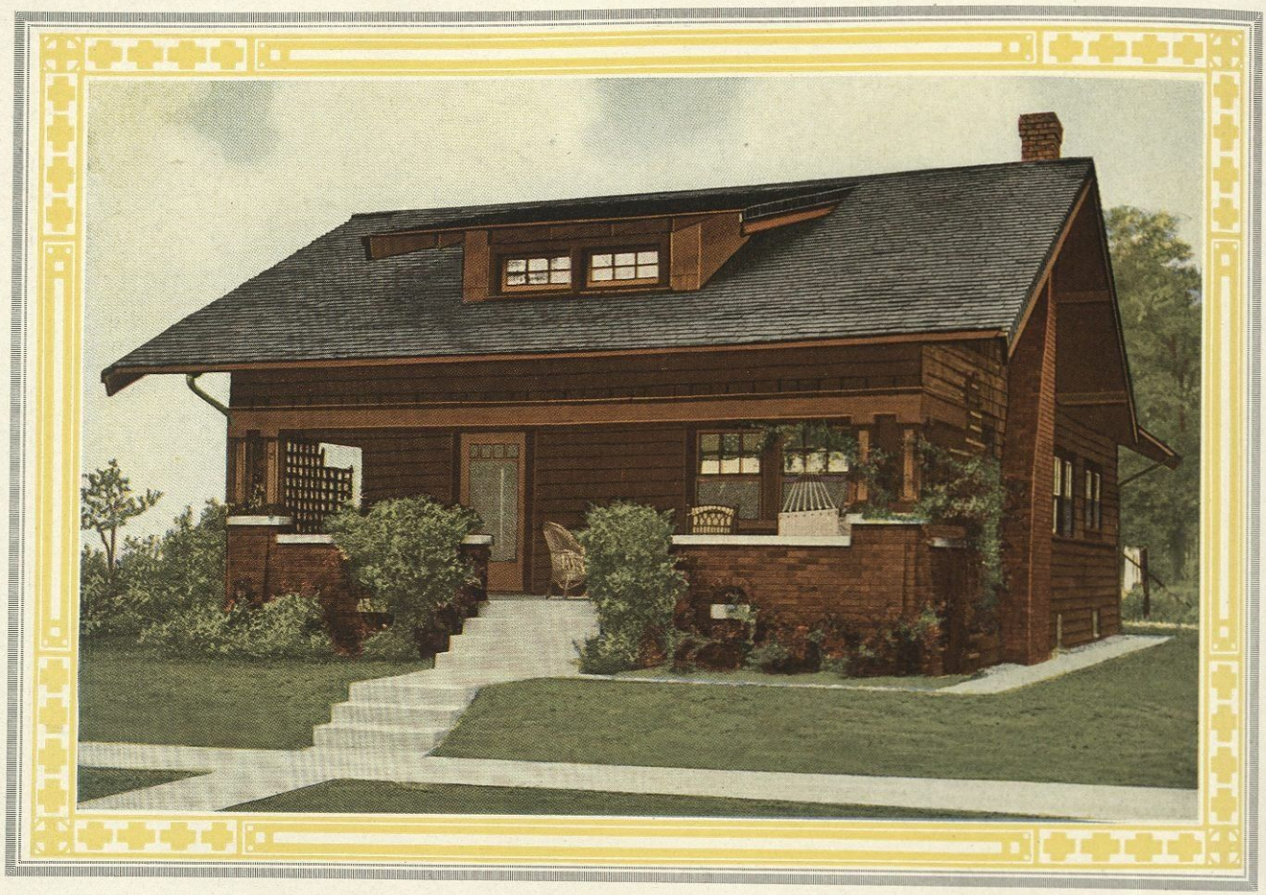


Bungalow Type House No. 2003

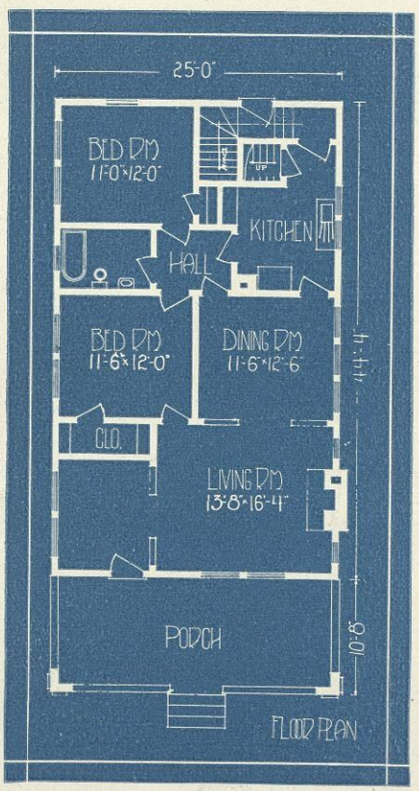
A Five room Bungalow Type Home, 37 feet 7 inches wide and 38 feet 8 inches long. The hall running across this house separates the living rooms from the bedrooms and kitchen. Note how the pantry has been set between the dining room and kitchen. The number of windows insures plenty of light and air for every room.



A glimpse into the dining room, showing buffet at far end. A complete catalogue of latest designs and types will be found in the cabinet section of "Suggestions to Home Builders" volume of this service.



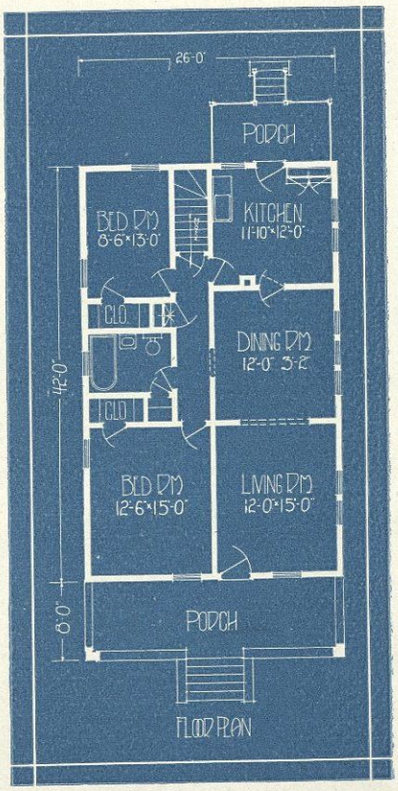
Bungalow Type Home No. 2004

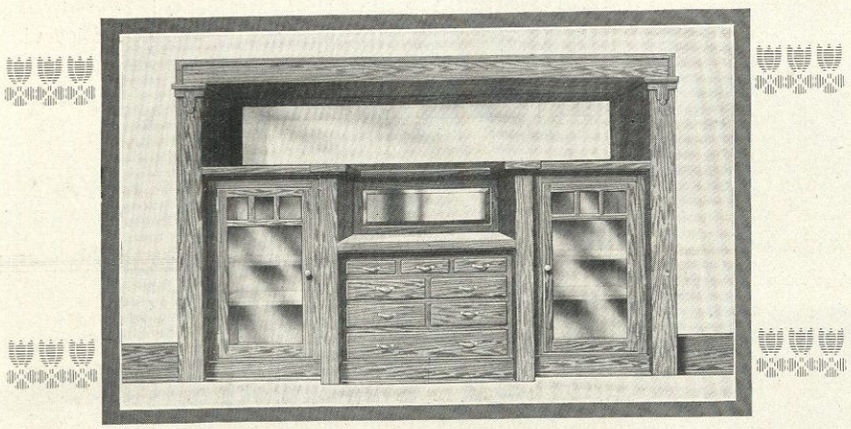


THIS Bungalow Type Home is 25 feet wide by 44 feet 4 inches long, not including the 10-foot 8-inch porch. The interior is nicely divided into five rooms and a reception hall and bath. The interior below shows one end of the living room. Other designs of fireplaces and bookcases can be seen in the cabinet section of "Suggestions to Home Builders" section of this service.

Bungalow Type Home No. 2005

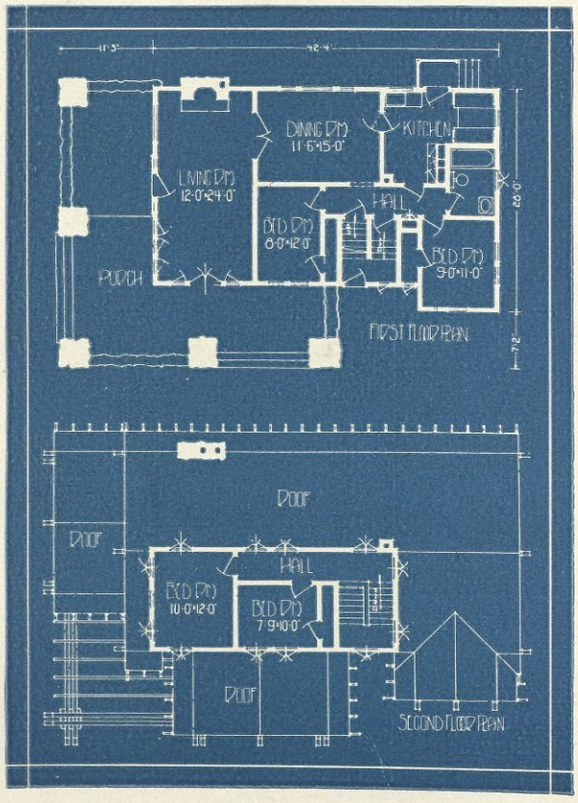
ANOTHER type of the inexpensive home. This Bungalow as shown, is constructed of stucco but can also be constructed of either brick or one of the many kinds of lumber. It is 26 feet wide by 42 feet long, exclusive of an 8-foot front porch. The width of the home is divided practically in half. On one side are located the living room, dining room and kitchen, while on the other are two bedrooms separated by a bath-room and closet space. The bedrooms are connected by a short hall.



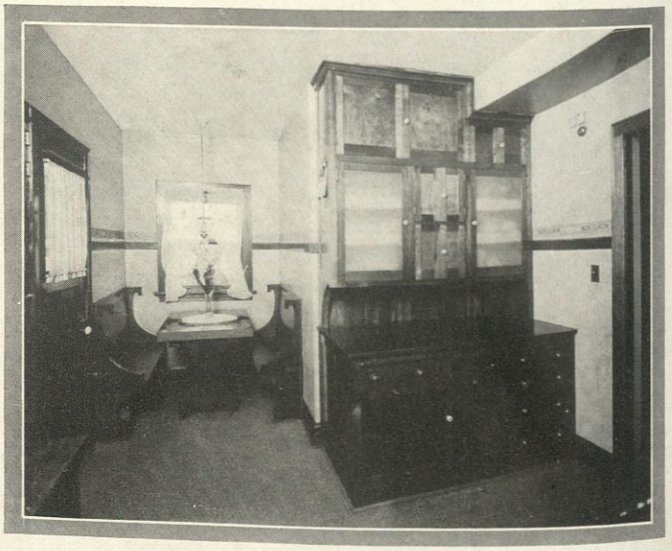


This is Universal Buffet Design No. 2720. A complete catalogue of china closets, buffets, mantels, colonnades and cabinets will be found in the Cabinet and Millwork Section of our "Suggestions to Home Builders" book.

Bungalow Type Home No. 2006

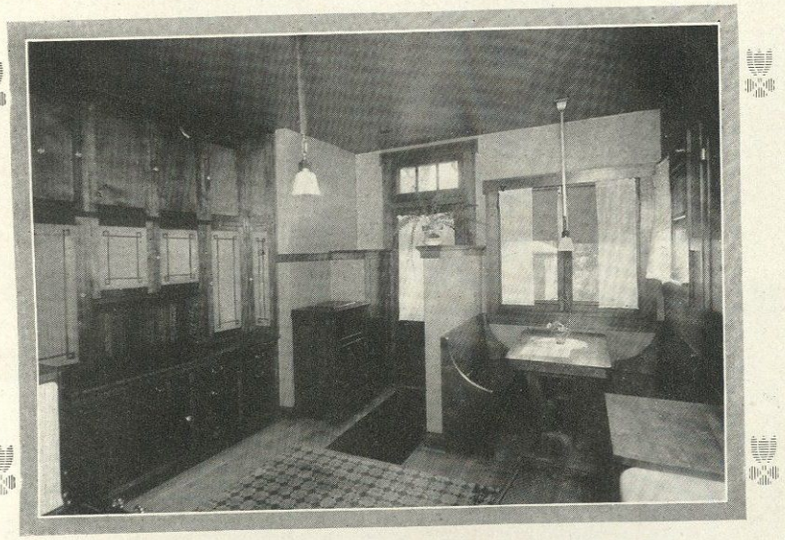


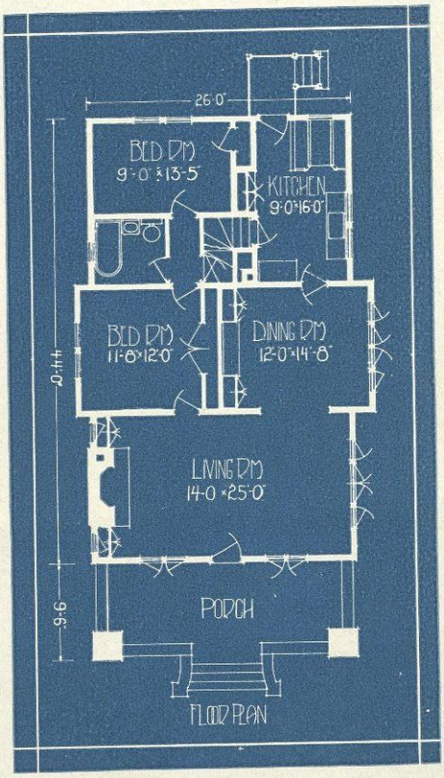
THIS illustration shows what can be done by the artistic arrangement of ordinary building material. This home, 28 ft. by 42 ft. 4 in., has a large living room, dining room and kitchen, together with two bedrooms and a bath downstairs. The upper floor contains two good sized bedrooms. The interior illustration shows a modern cupboard and breakfast nook, completing an efficient kitchen arrangement. Complete catalogue of designs and ideas on both of these subjects, is contained in the "Suggestions to Home Builders" section of this service.

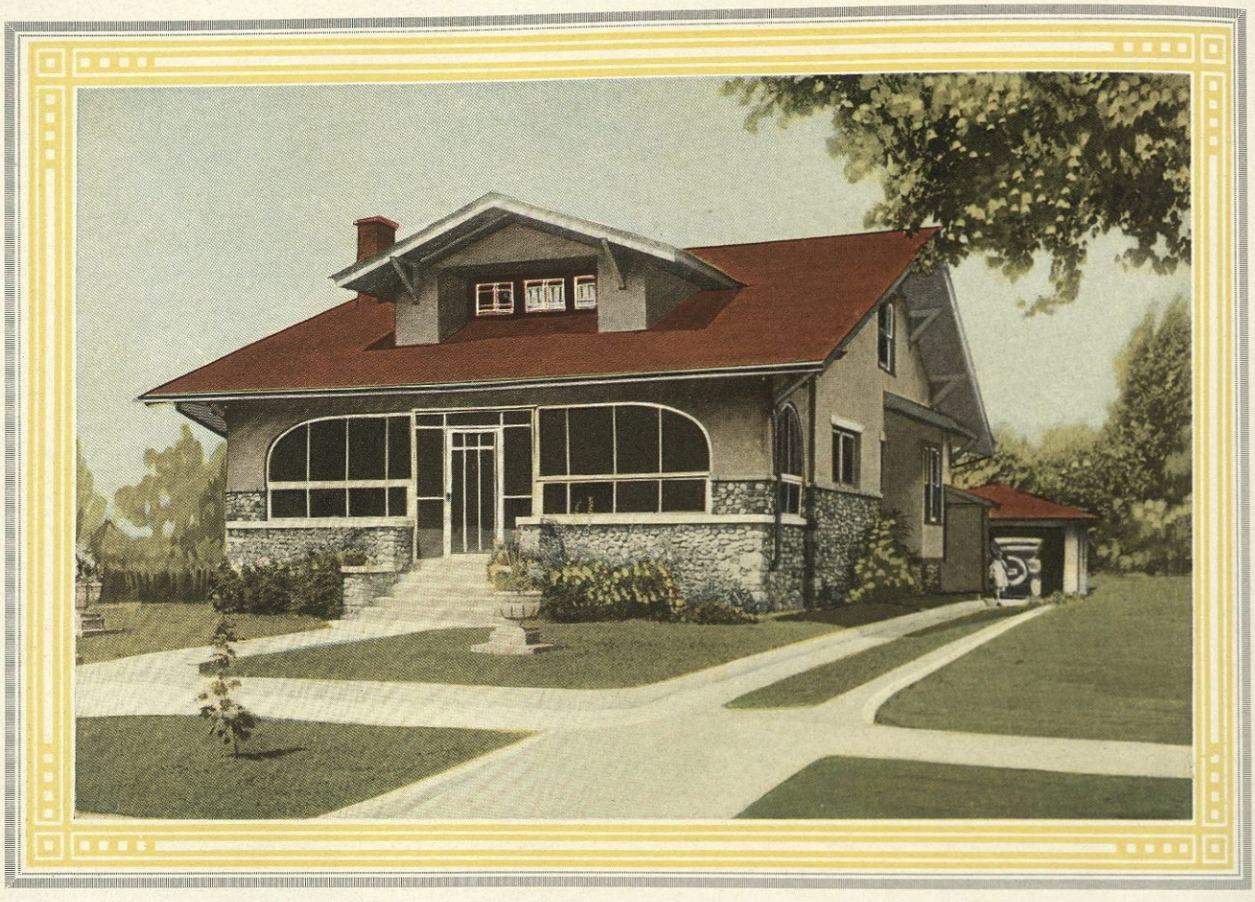


Bungalow Type Home No. 2007

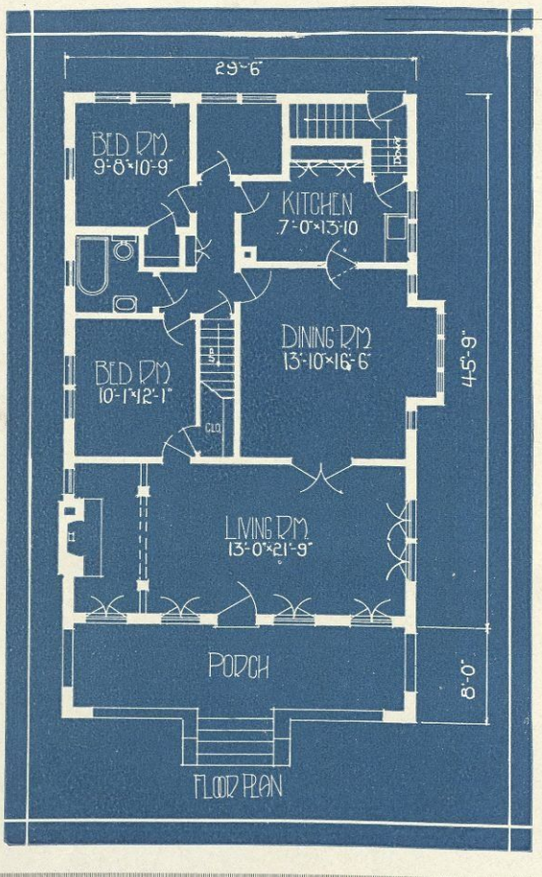
THIS Bungalow Type Home secures its rich appearance from the artistic layout of the building material used and not from any expensive outlay. Its dimensions are 26 feet by 44 feet with 9½-foot front porch. The living room extends the full width of the house and has a built-in combination fireplace and book cases. The dining room is medium size. The kitchen is equipped with an up-to-date cupboard and a cozy little breakfast nook. The two bedrooms are large and well lighted. A modern bathroom completes the interior of the home. The interior shown below is a corner of the kitchen.



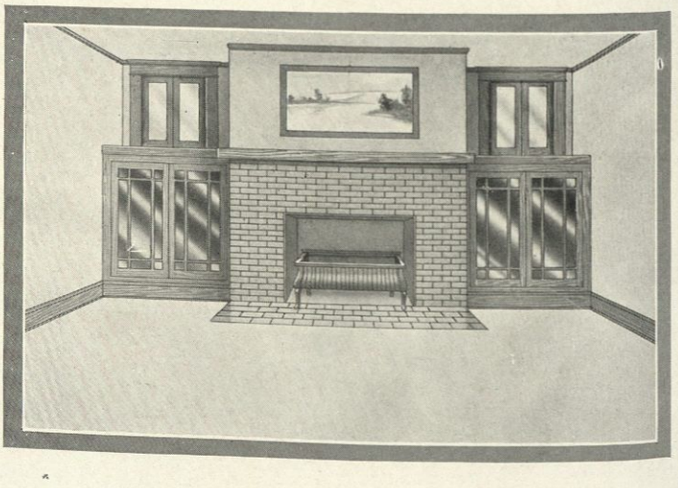


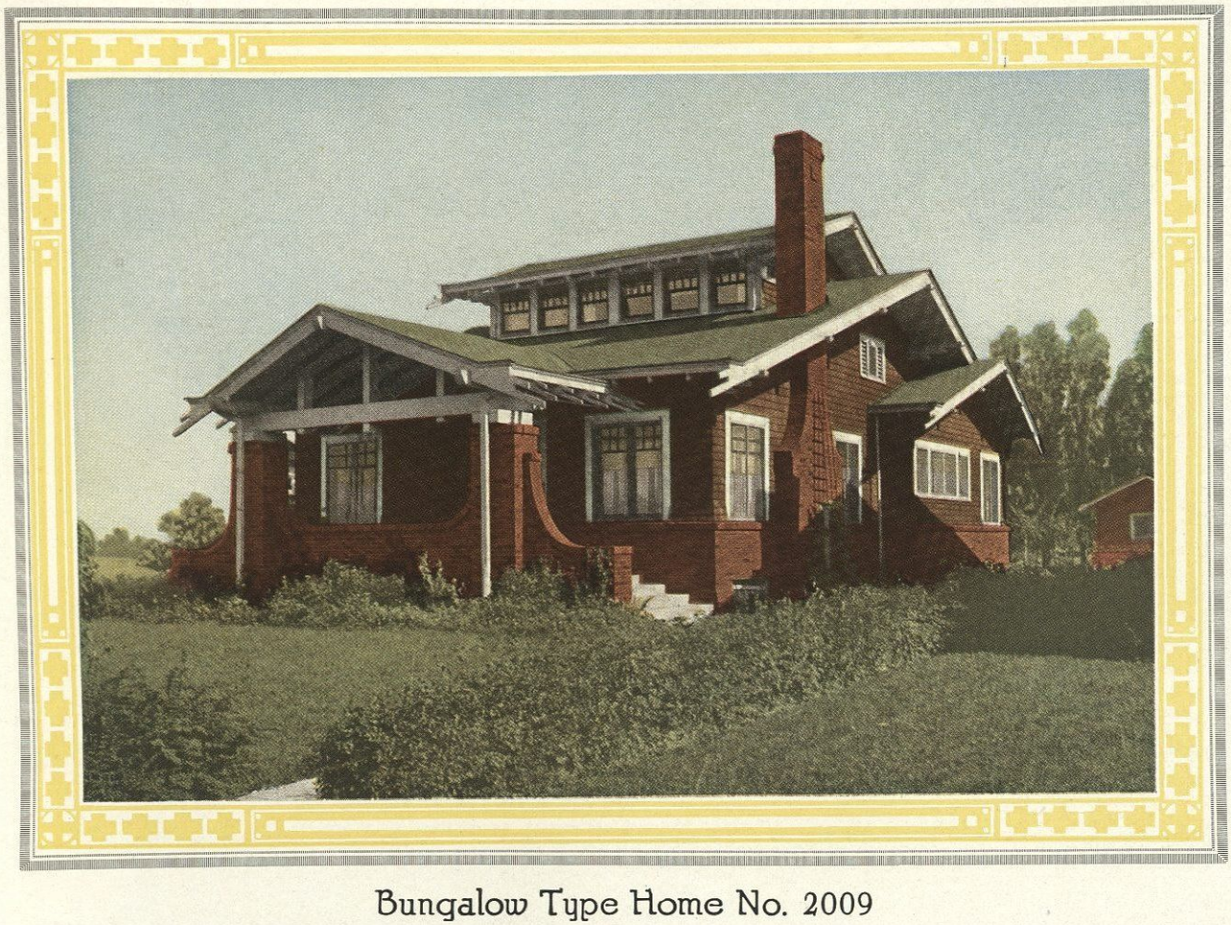


Bungalow Type Home No. 2008

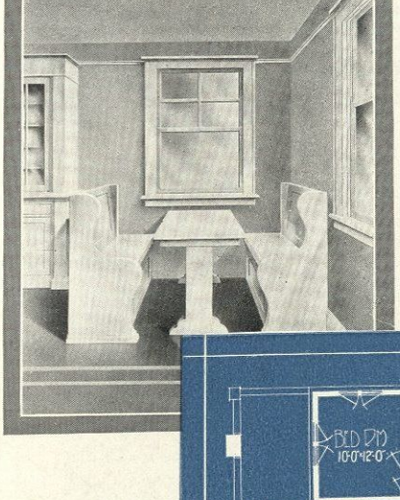


A Cozy Little Home whose exterior can be finished in any of the different building materials. This design shows stucco and cobblestone construction. The garage in the rear is constructed to architecturally harmonize with the bungalow itself. This home is 29 feet wide by 45 feet 4 inches long. It has an 8-foot front porch. The living room runs the full width of the house with a colonnade providing restful nooks around a modern fireplace. It has a large dining room, kitchen and well lighted sewing room. Two bedrooms and a bath complete the interior arrangements. The design below is Universal No. 2505, combination fireplace and bookcase.

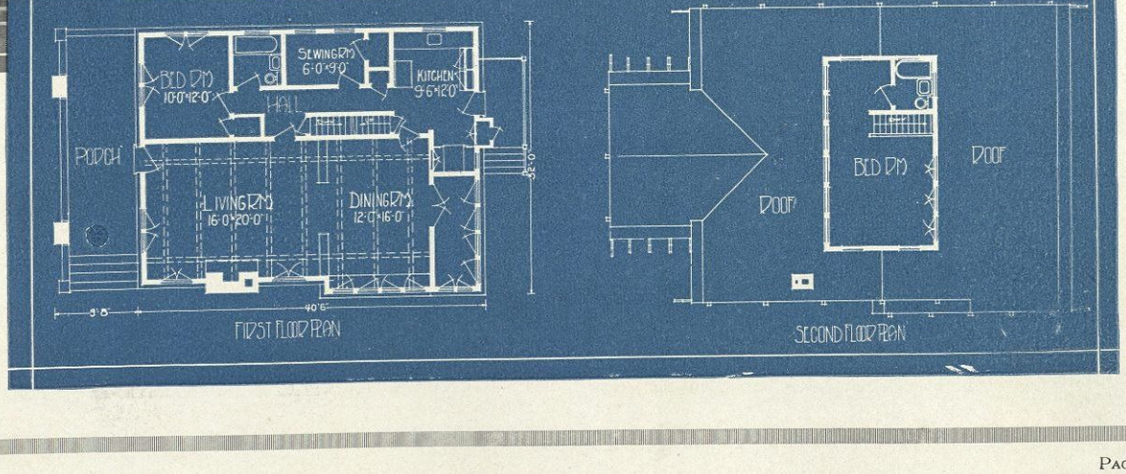




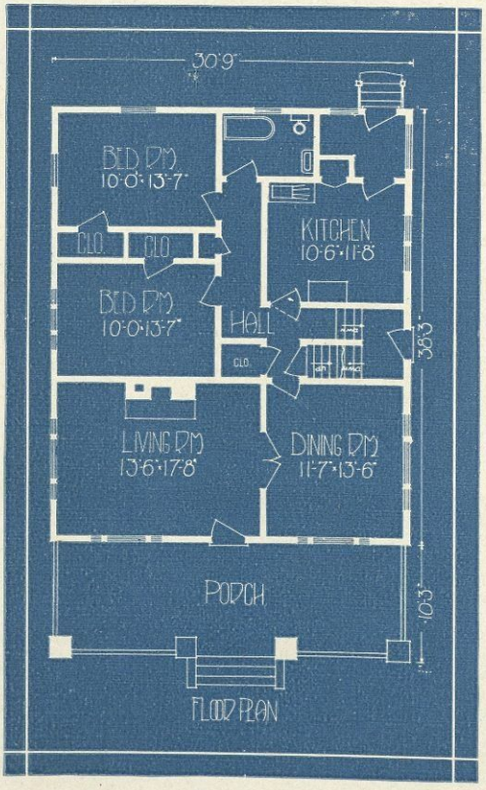
Bungalow Type Home No. 2009



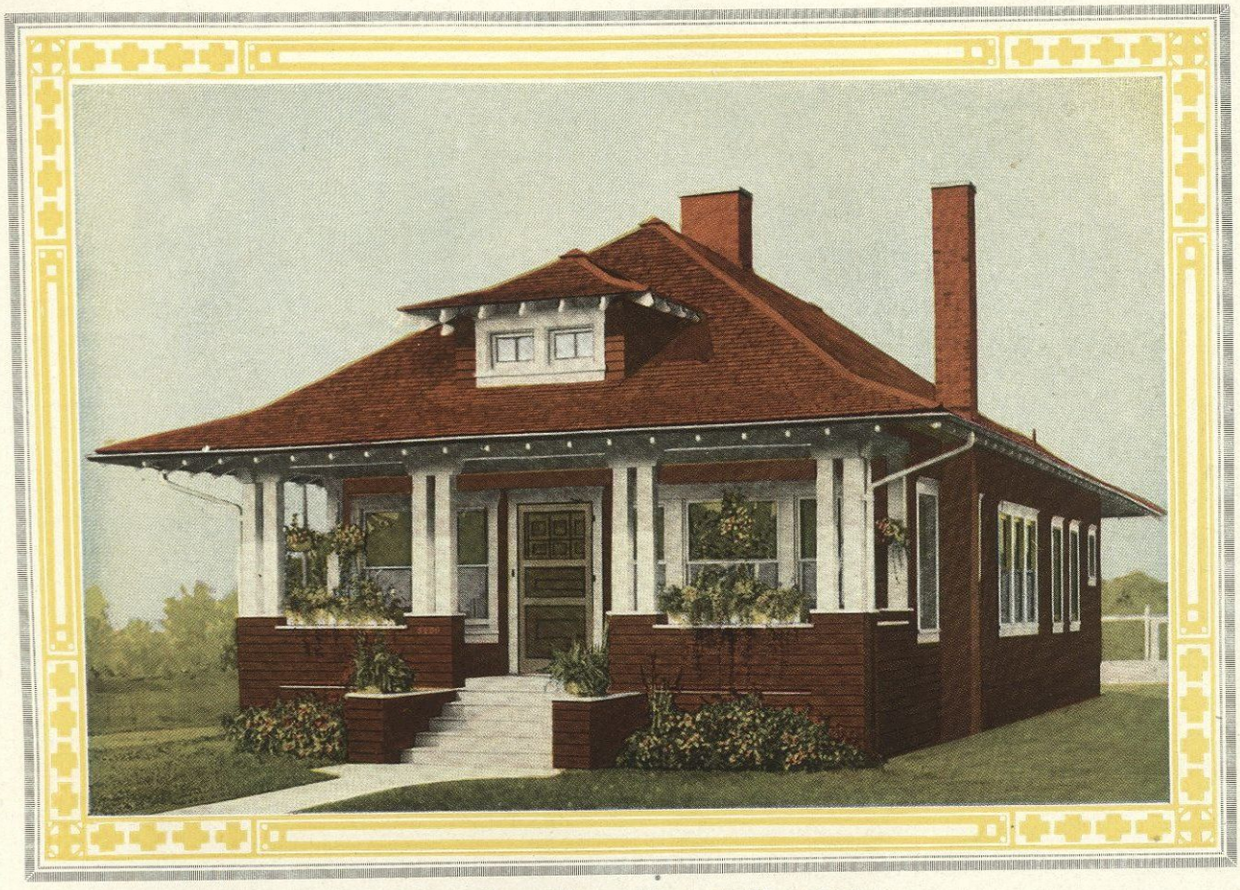
A Rather elaborate design, both as to interior and exterior, of the Bungalow type of home. This design is 32 feet wide by 40½ feet long, with a 9-foot 8-inch front porch. It is divided lengthwise between a living room and dining room, with sun porch in the rear. Both living and dining rooms have a continuous beam ceiling and are separated by a modern colonnade. The balance of the home provides one bedroom and a sewing room, den or study, and a kitchen. The division of the interior provides a space off the kitchen, that has been turned into a breakfast nook. Having no illustration of the interior, we show Universal Breakfast Nook Design No. 2650 which can be appropriately used in connection with this home.



Bungalow Type Home No. 2010

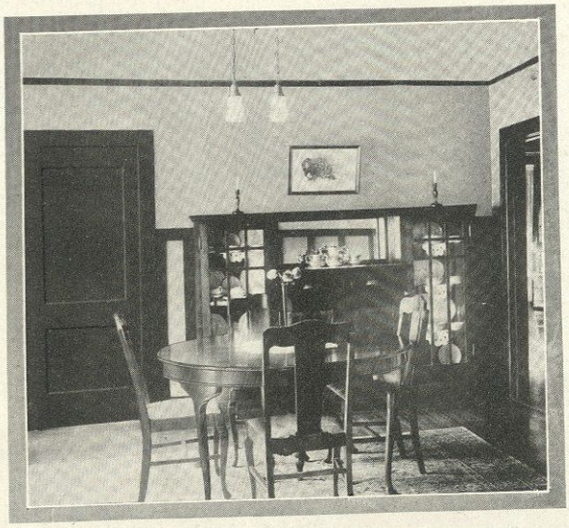


THIS Bungalow Type Home is 30 feet 9 inches wide and 38 feet 3 inches long, with a front porch a little over 10 feet. This porch runs the full width of the house but is only sheltered part way. The view below shows the interior of the living room and the cozy corner that adjoins the fireplace. A dining room, kitchen, two bedrooms and bathroom make up the balance of this interior.

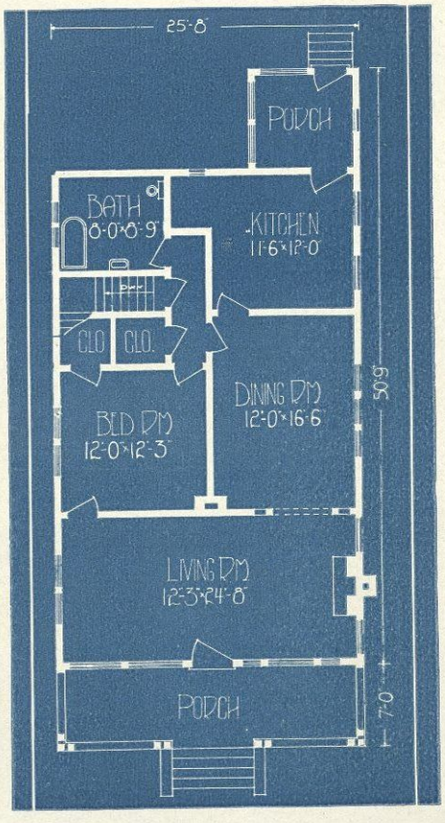


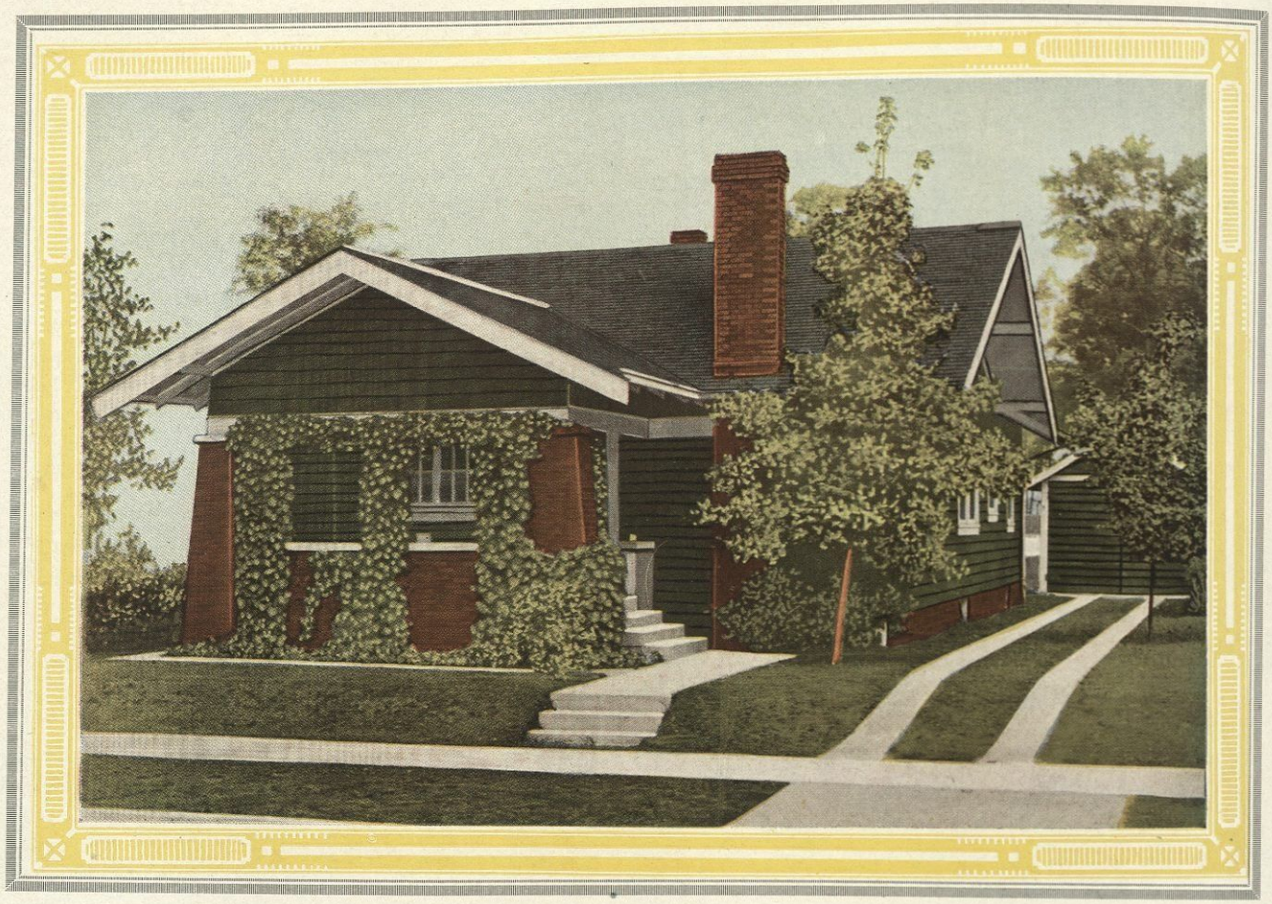
Bungalow Type Home No. 2011

THIS Bungalow Type Home is a good example of what can be done to secure artistic completeness with a comparatively small outlay for building material. The home is only 25 feet 8 inches wide but is 50 feet 9 inches long and has a 7-foot front porch. The rooms are all large, there being four in number—a living room, dining room, kitchen, one bedroom and a bath.



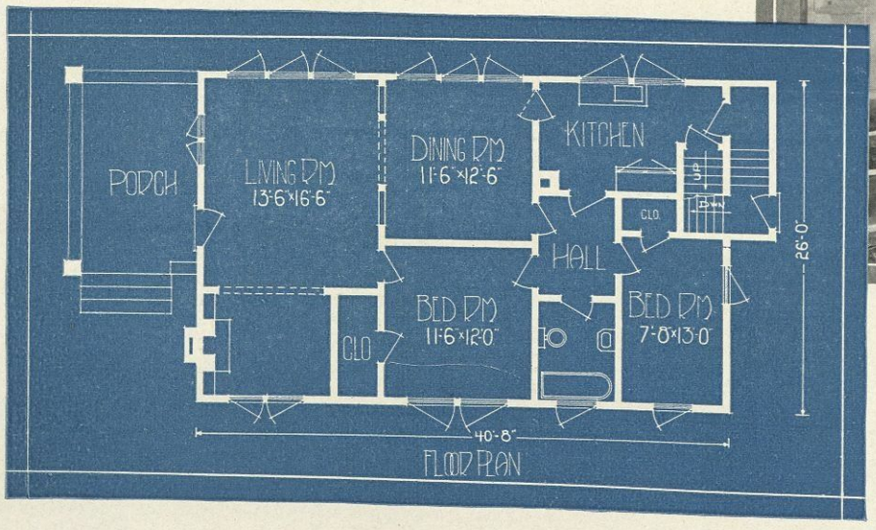
A peep into the dining room showing an inexpensive yet neat and practical side board. A complete catalogue of designs similar to this is contained in the Cabinet Section of the "Suggestions to Home Builders" portion of our service.





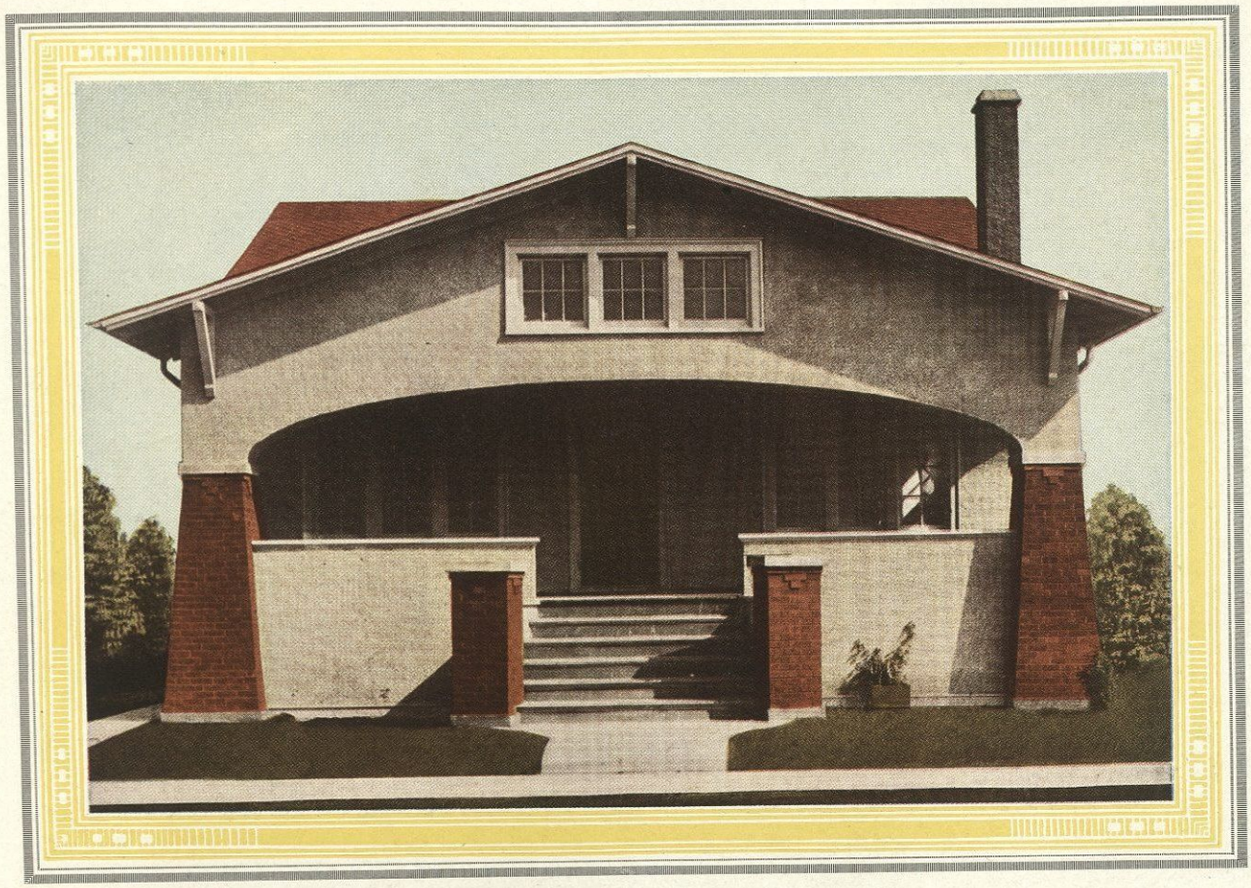
Bungalow Type Home No. 2012

THIS Home is 26 feet by 40 feet 8 inches. It has the usual living and dining rooms and kitchen, with a hall opening from both dining room and kitchen. Having their entrance from this hall are two bedrooms and a bath. Separated from the living room in such a manner as to be still part of it, is a spacious den having as its principal built-in feature, a modern fireplace.

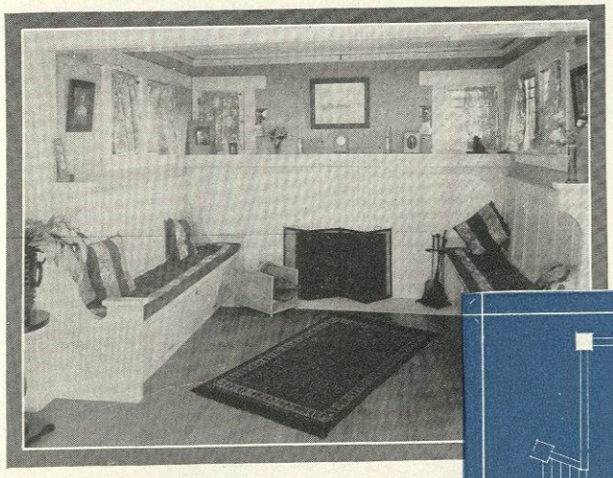


FLOOR PLAN

This illustration gives you an idea of the interior of the dining room. It shows a prominent paneling effect which can be had through the use of several kinds of lumber. Complete data on lumber and all its uses will be found in the "Suggestions to Home Builders" section of our service.

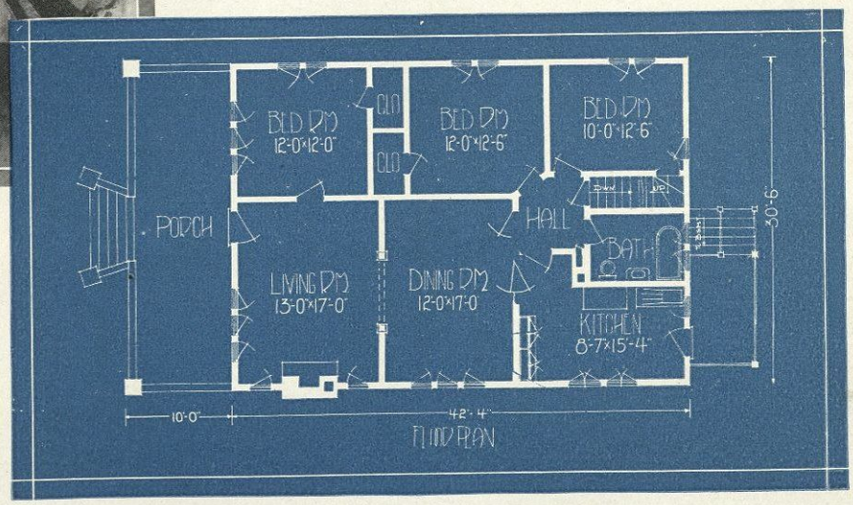


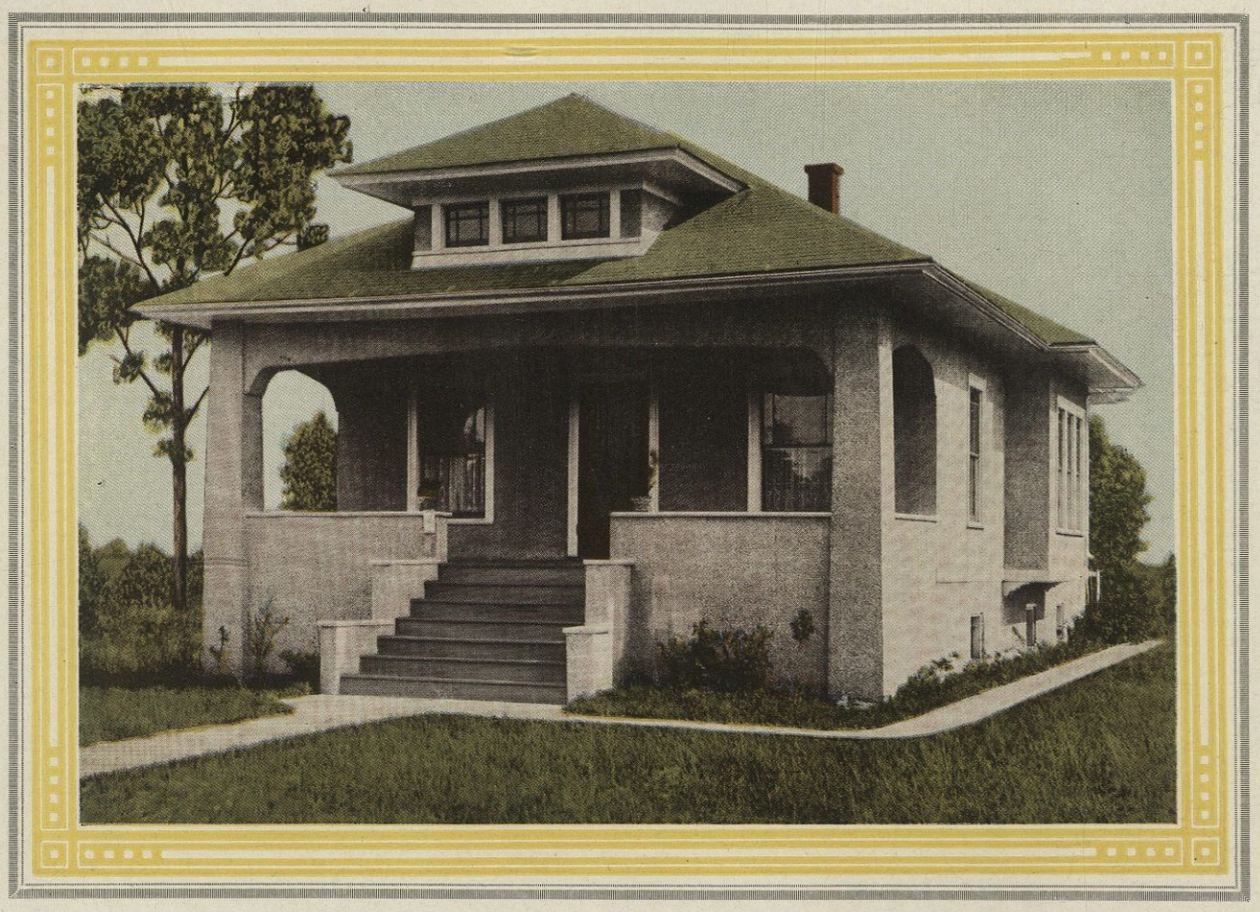
Bungalow Type Home No. 2013



No illustration of the interior being available, we submit this suggestion of a cozy corner that can be used in connection with most any home. The principal feature of this corner is a built-in fireplace and seats. A complete catalogue of like ideas will be found in the "Suggestions to Home Builders" section of this service.

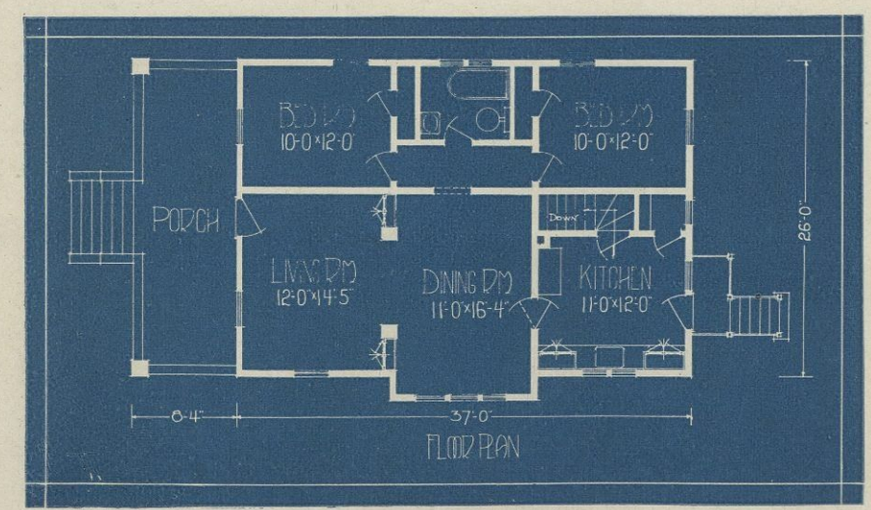
A Good substantial home 30½ feet wide by 42 feet 4 inches long, with a 10-foot well sheltered front porch. The blue print below shows how the welcoming effect is obtained in the construction of the front steps. The interior is divided between large living and dining rooms, a good sized kitchen, three big comfortable bedrooms and bath. This home is so laid out that very little space is lost in hallways.

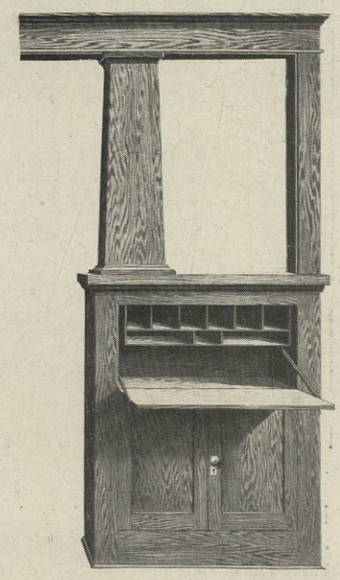




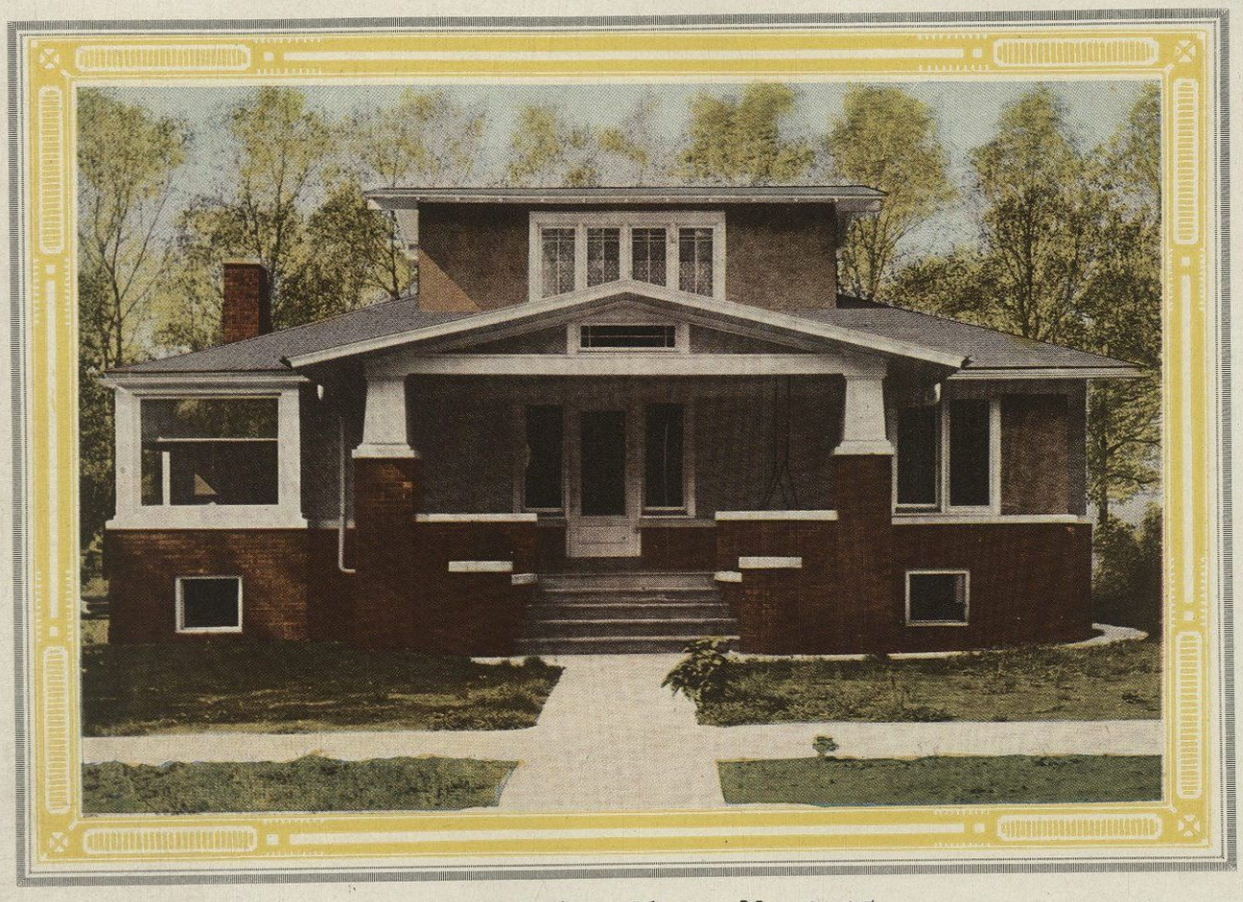
Bungalow Type Home No. 2014

A Modern design of the Bungalow type home, ideal for the family of moderate means. In spite of the neat, rich appearance of its exterior, it can be constructed for a comparatively small figure, as we will be glad to show you. This home is 26 feet wide by 37 feet long, with an 8-foot 4-inch front porch. It has the average sized living room, a large dining room and a large kitchen. These rooms are separated from the bedrooms and bath in such a way as to furnish privacy and still be handy.

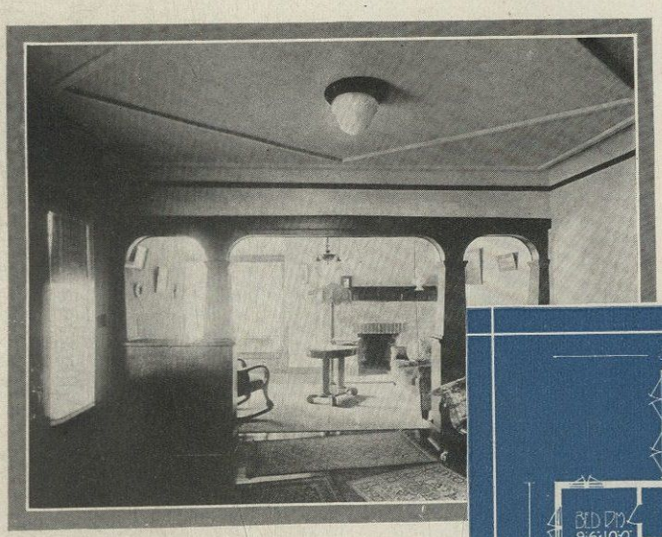




No illustration of the interior of this home being available, we submit Universal Desk Colonnade Design No. 2340. A complete catalogue of colonnade designs will be found in the Cabinet Section of our "Suggestions to Home Builders" book.

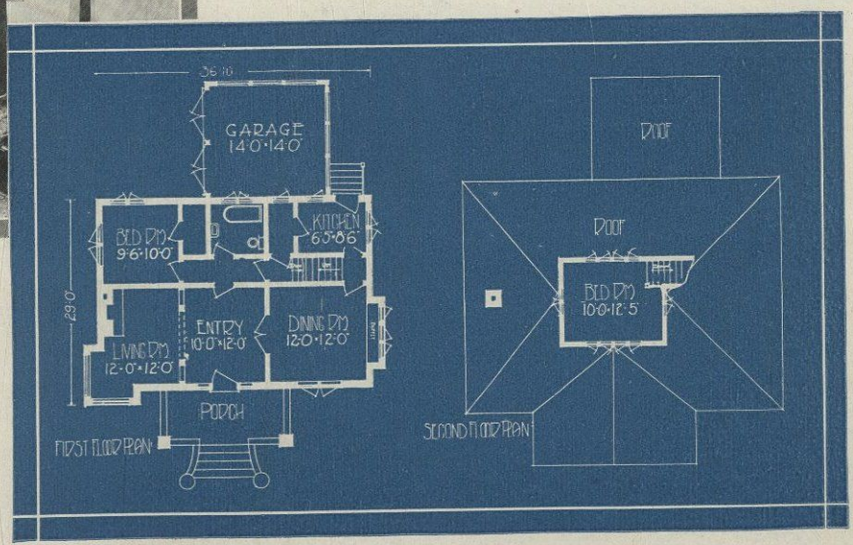


Bungalow Type Home No. 2015



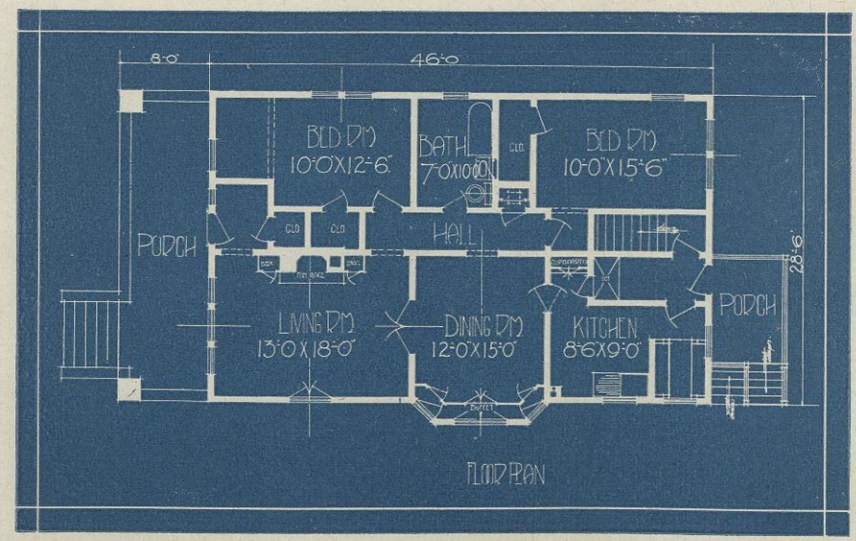
This view of the interior is taken looking into the living room, from the reception room. This living room has a fireplace in one corner and a cozy little sun parlor in the corresponding corner of the same side of the building. As shown, a colonnade design separates this reception hall from the living room and still leaves it a part of it.

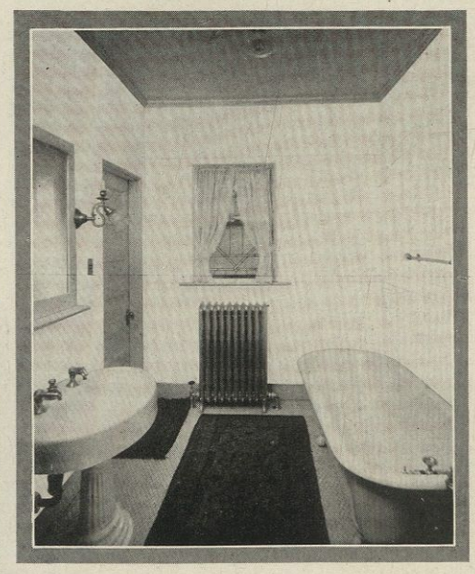
A Good Type of the Modern Square Bungalow. This home is 36 feet 10 inches wide and exclusive of the double built-in garage is 29 feet deep. The living and dining rooms are separated by a large reception hall. One bedroom has been divided off down stairs, while the available space upstairs has furnished another bedroom. The kitchen and bath are located downstairs. The garage has been built in, in such a way as not to interfere with the light or airiness of the living rooms it adjoins.



Bungalow Type Home No. 2016

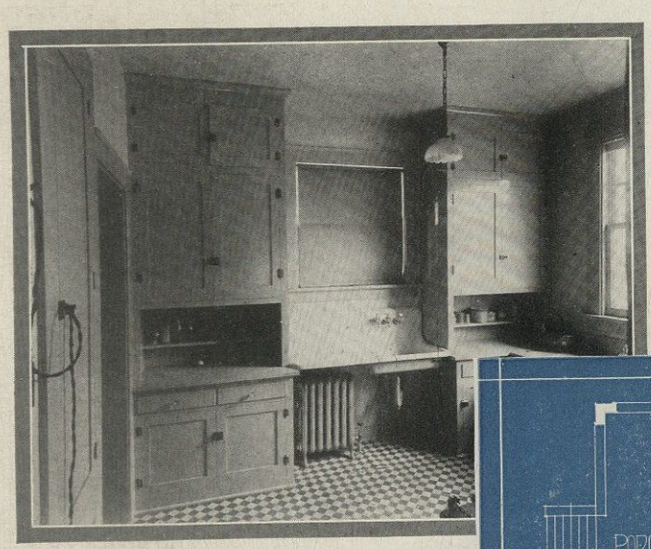
THIS is a comparatively inexpensive type of Bungalow. It is 28½ feet by 46 feet, the length being increased by an 8-foot front porch. The reception hall opens into a spacious living room, and a hall divides the living room and dining room from the two bedrooms and bath. The front bedroom has an alcove that can be used nicely for a sewing room or to provide room for a small bed or crib.





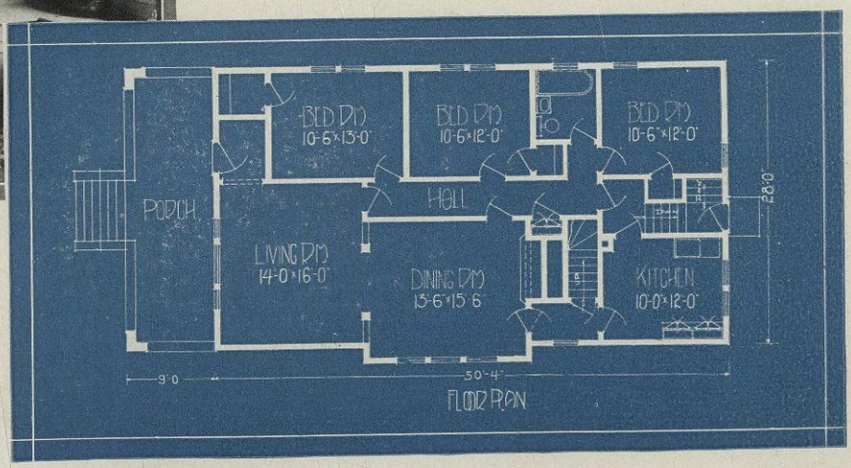
This illustration shows the interior of the bathroom. Note the prepared walls which give a tile effect. Complete data on these walls and also on the up-to-date plumbing and heating equipment of this room will be found in their respective sections of the "Suggestions to Home Builders" division of this service.

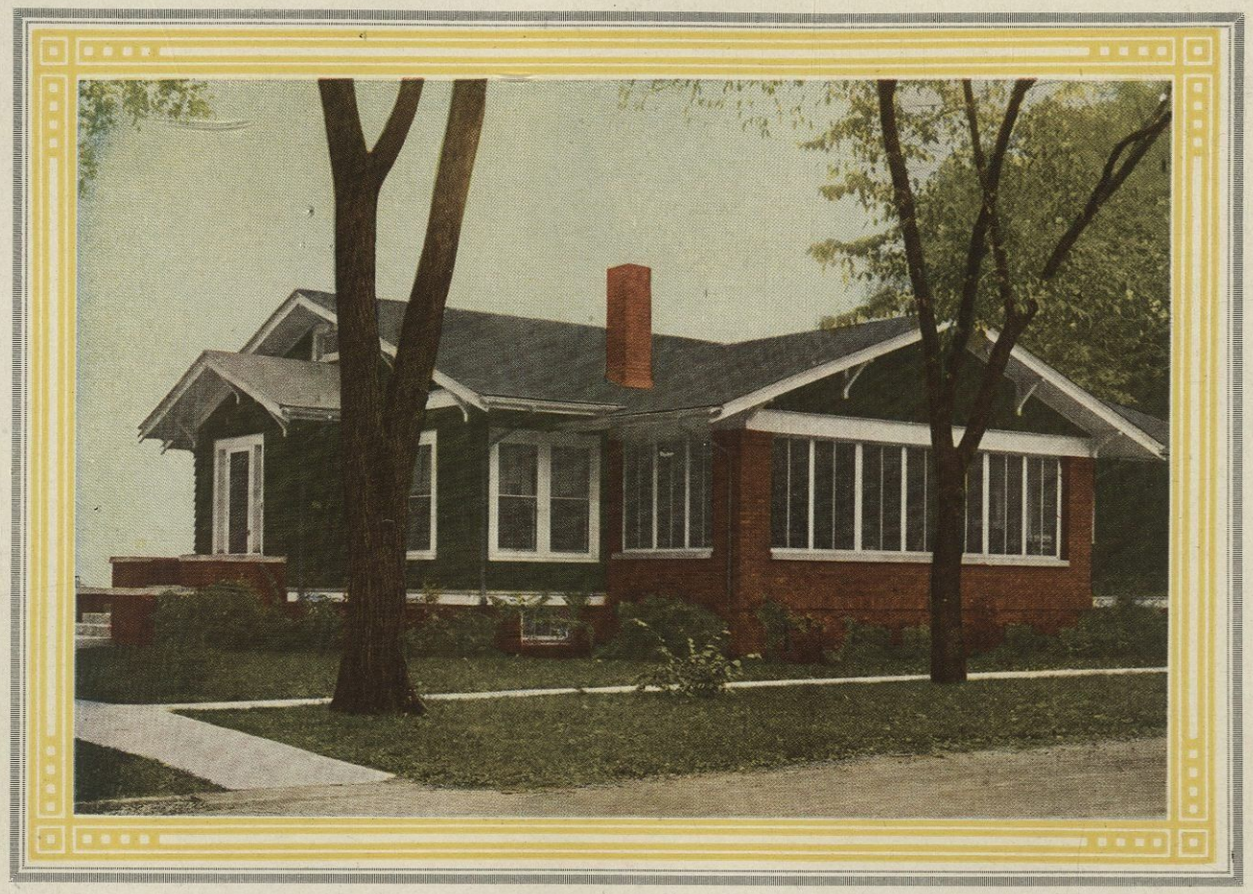
Bungalow Type Home No. 2017



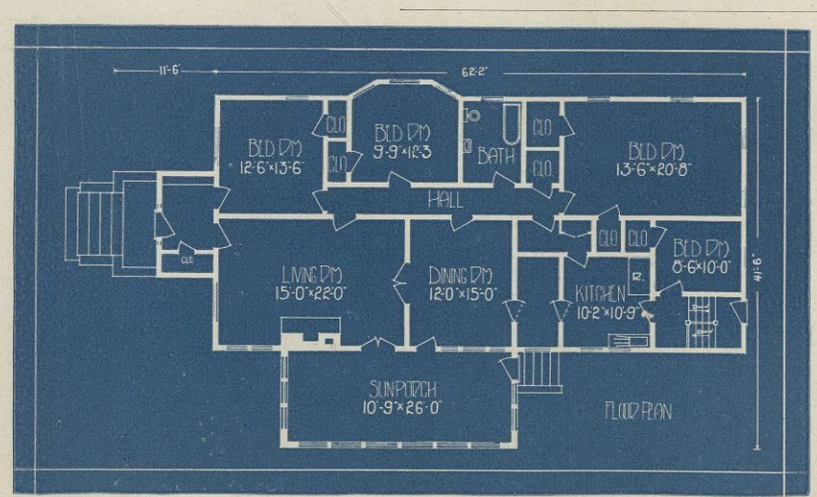
As no photograph was available to cover the interior of this home, we submit this idea of a modern kitchen arrangement. Complete data on this equipment can be obtained by consulting the proper pages of our "Suggestions to Home Builders" book.

WE illustrate here another type of the moderate priced Bungalow. This home is 28 feet wide by 50 feet 4 inches long, excluding a 9-foot front porch. It has a living room, dining room and kitchen at one side of the building and on the other, three bedrooms, all practically the same size. A modern bathroom separates two of the bedrooms. A hallway running practically the length of the house separates the living rooms from the sleeping apartments.



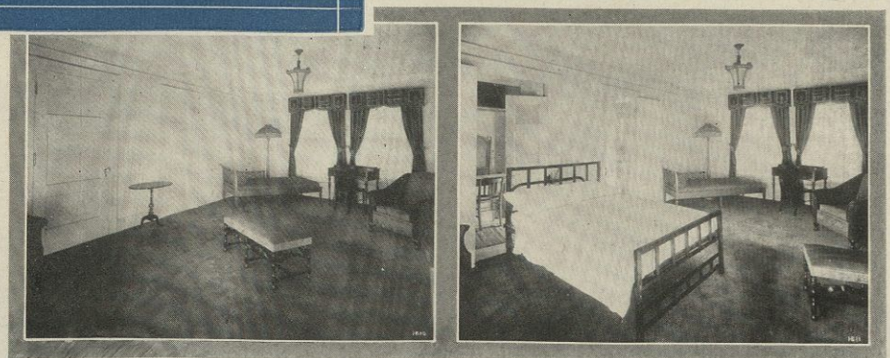


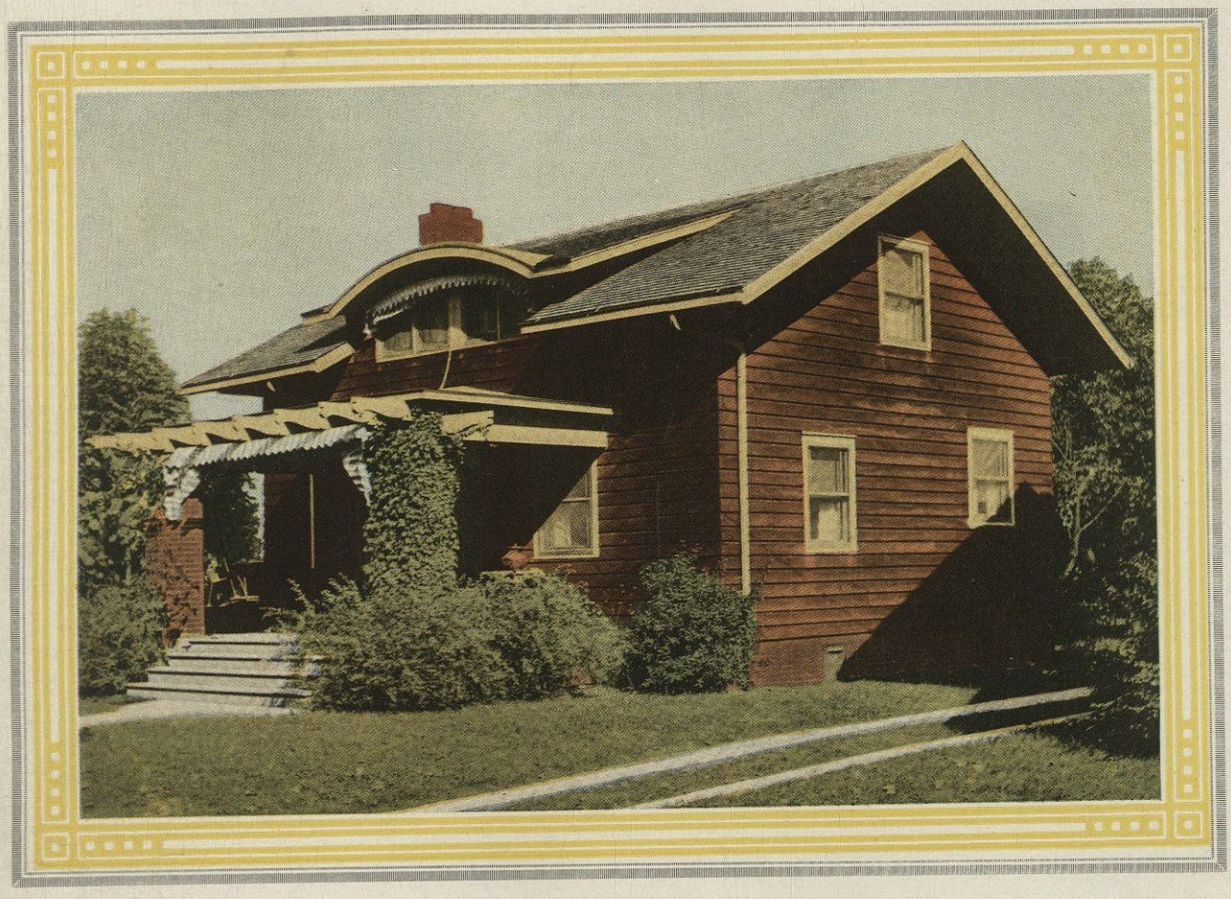
Bungalow Type Home No. 2018



THIS Bungalow type home is 41½ feet wide by 62 feet 2 inches long. The front porch, while narrow, is 11 feet 6 inches deep. The interior has on one side a living room, dining room and small kitchen. To the rear of the kitchen is a small bedroom that can be used as a sewing room or nursery. The other side, is divided between three bedrooms, all of them large, and a bath room. One of these bedrooms has a baywindow. A real large sun porch completes the appointments of this home.

This home has a wealth of sleeping space. We show here in connection with it, a type of 'in-a-door' bed that is becoming more popular every day. Complete data on this type of modern equipment, together with similar ideas on the same subject, are at your disposal in our "Suggestions to Home Builders" book.

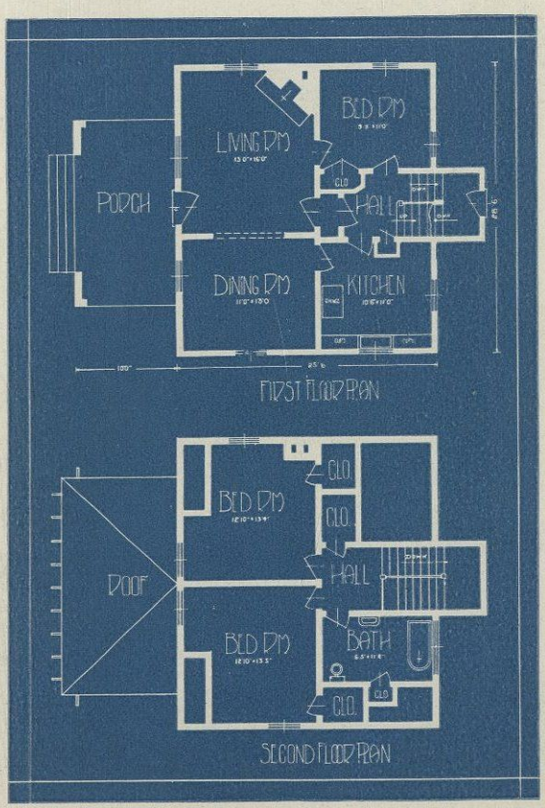


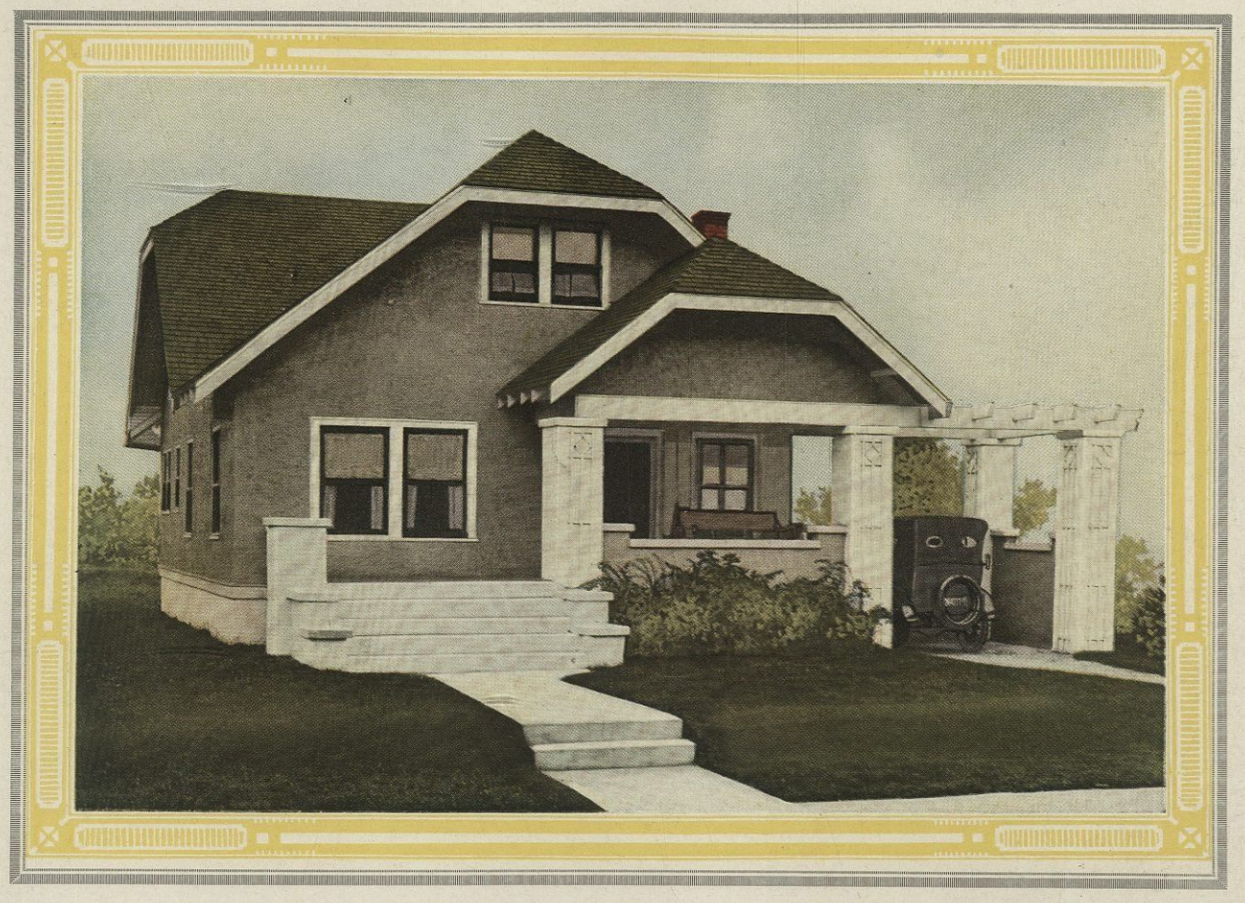


Story and a Half Home No. 3001

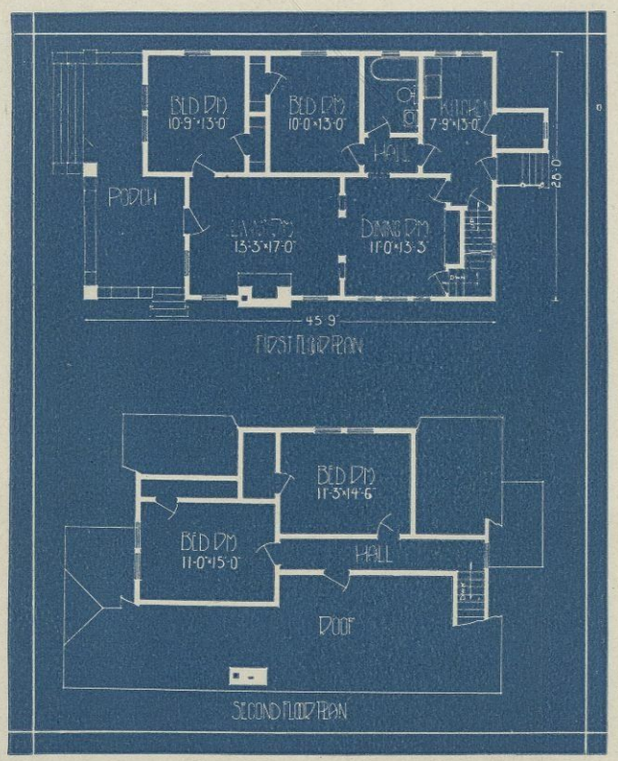
THIS design shows a comparatively inexpensive and yet rich looking story-and-a-half home. It is 28½ feet wide by 25½ feet long, with a front porch 10 feet wide. The fireplace set in the corner of the living room, makes an unusual but pleasing arrangement. The living and dining rooms, kitchen and one bedroom make up the first floor, two more bedrooms, a bath and a wealth of closet space, make up the upper floor.

This practical cupboard adds greatly both to the appearance and efficiency of the kitchen. A complete catalog of other modern cupboards will be found in the "Suggestions to Home Builders" section of this service.

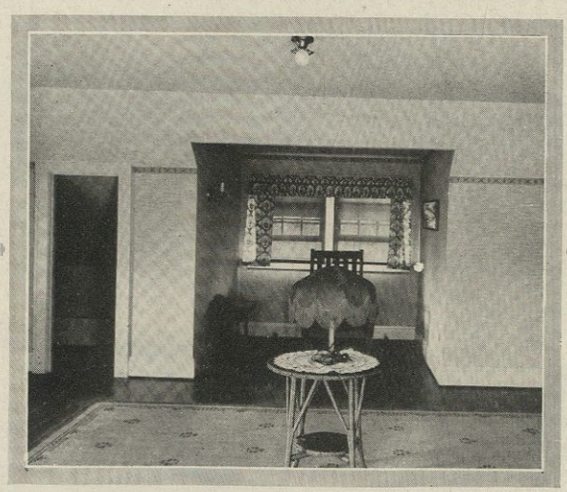




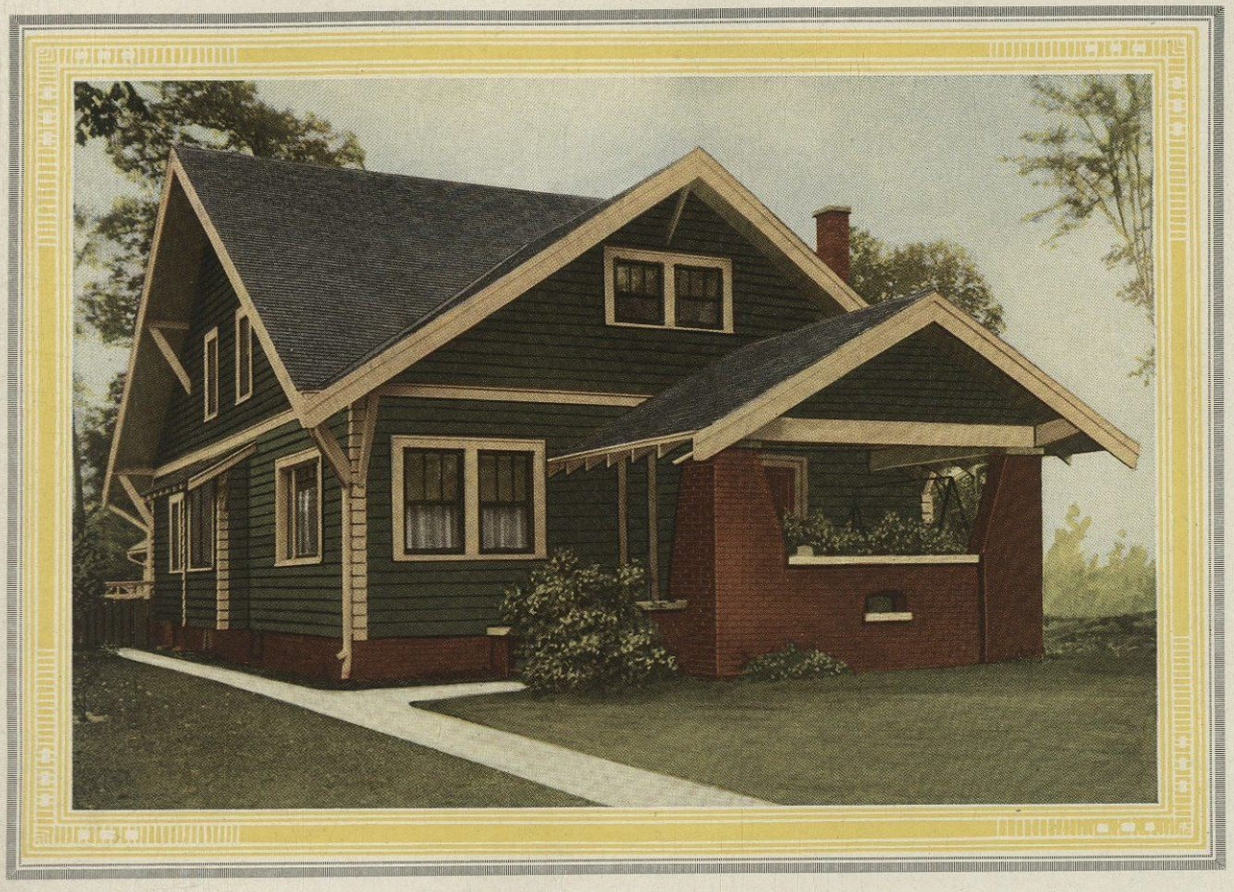
Story and a Half Cottage No. 3002



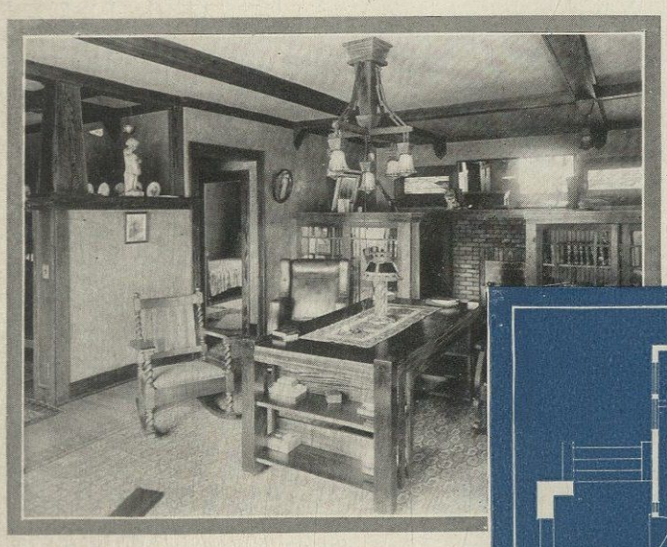
A New way of handling the always popular story and a half home. The design of the porch provides plenty of room and shelter, yet cuts off no light from the interior. The pergola entrance to the garage adds to an already pleasant effect. The house is 28 feet wide and 45 feet 9 inches long, including the porch. It has five average sized rooms downstairs, two of which are bedrooms with two more bedrooms upstairs.



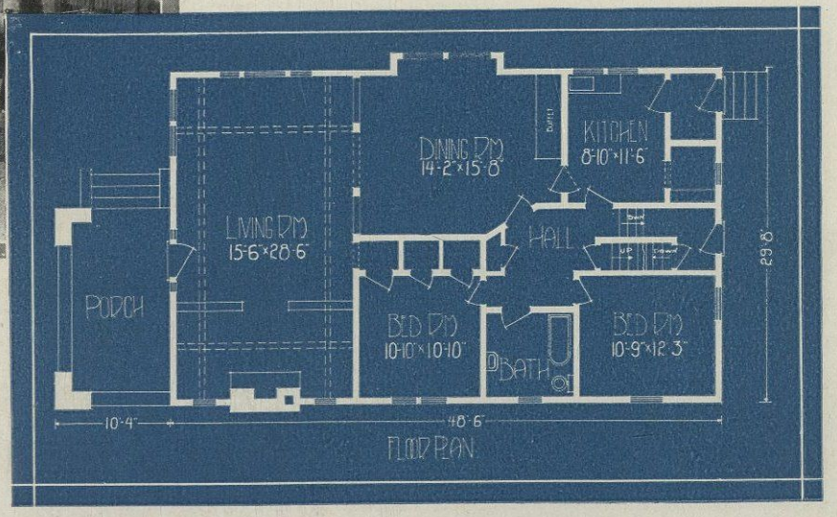
As this picture shows cozy nooks, need not be confined to the living rooms, but also can be made neat additions to the sleeping apartments.

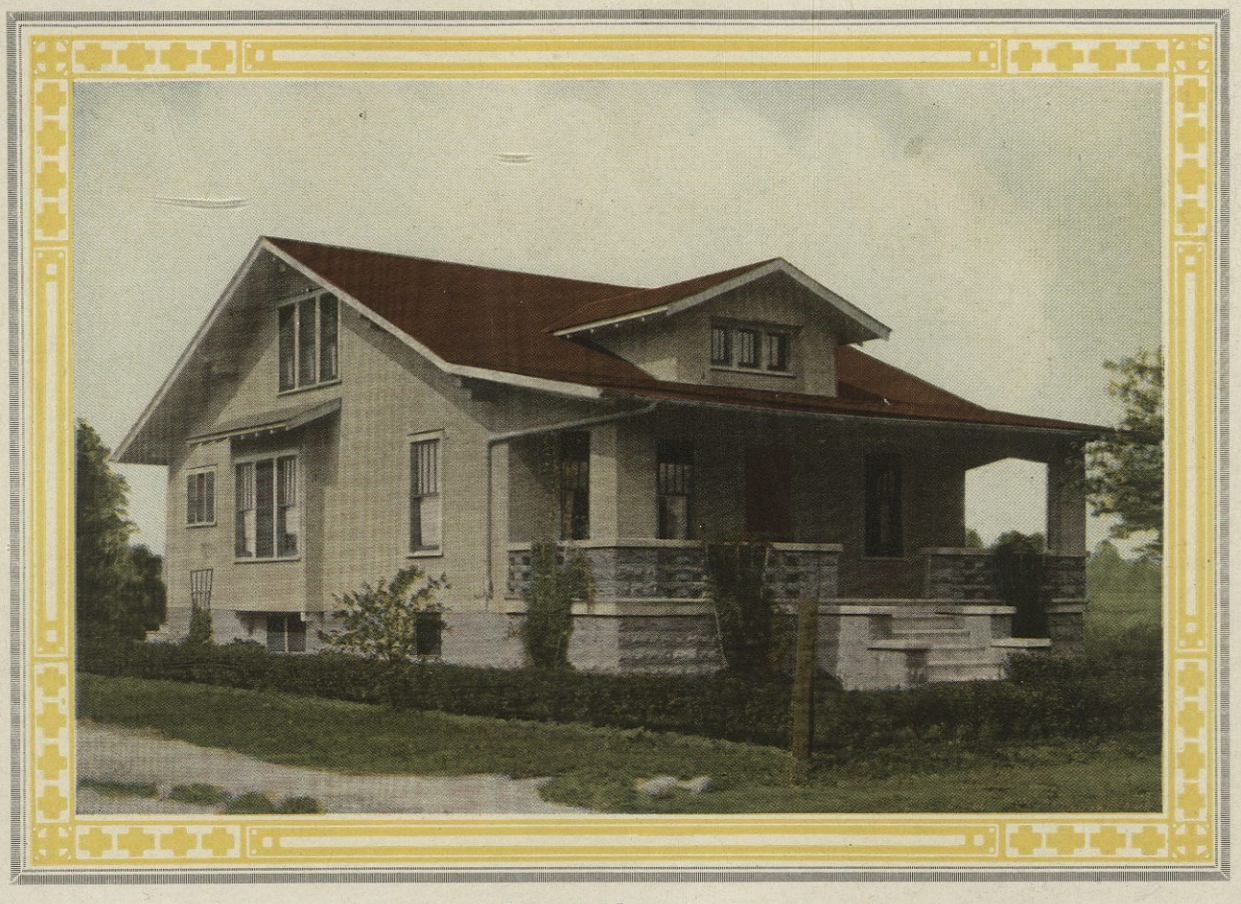


Story and a Half Home No. 3003



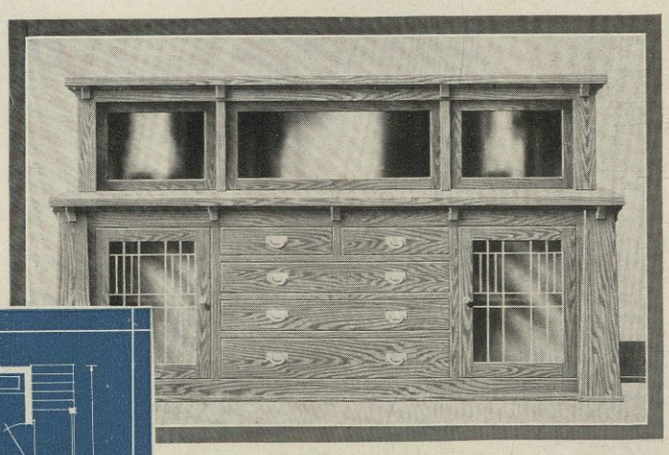
THIS Home is 29 feet 8 inches wide by 48 feet 6 inches long, with a 10-foot 4-inch front porch. The designer of this home has built into every nook and corner of it the maximum in comfort. It has a living room extending the full width of the house, adjoining the dining room, which can really be called a part of it. A comparatively small kitchen, two good sized bedrooms and a bath make up the interior arrangement. This photograph was taken from one end of the living room. Note the position of the book-cases. The length of the room permits these book-cases being used to form cozy-corners around the fireplace.

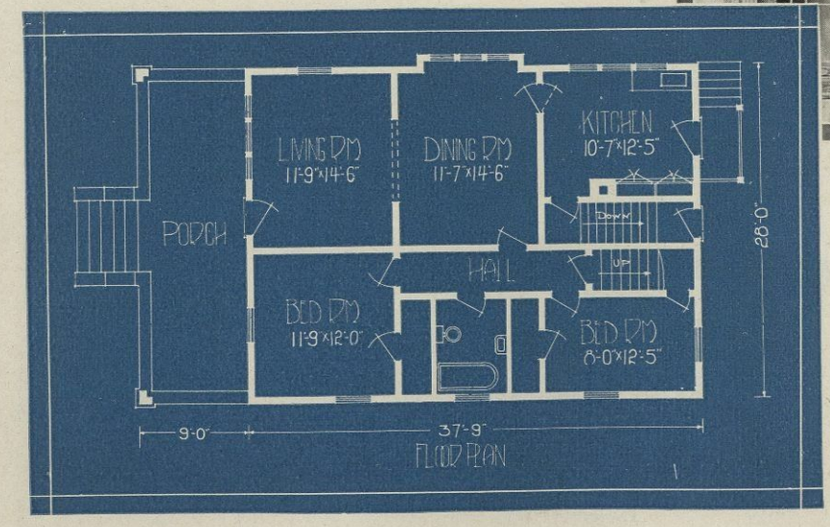




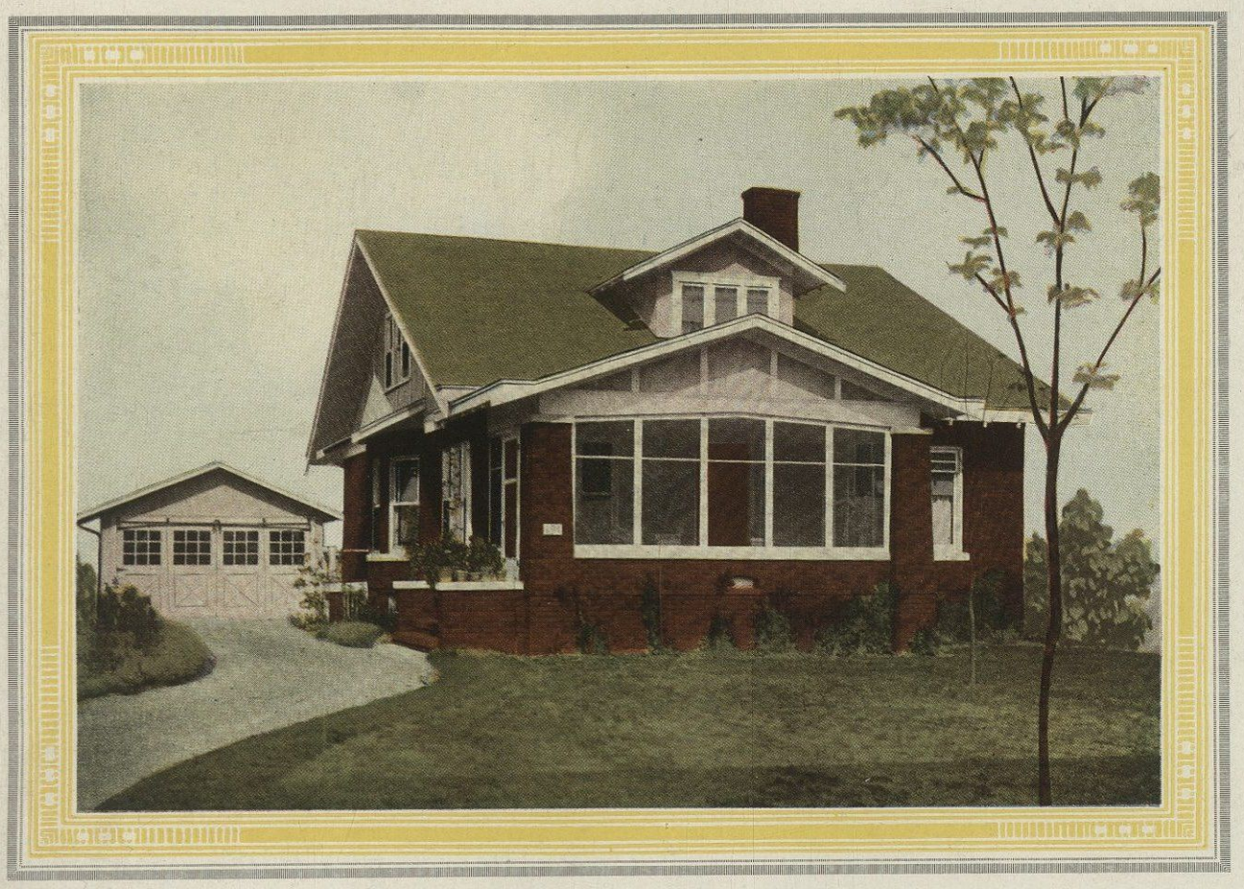
Story and a Half Home No. 3004

THIS Home is 28 feet by 37 feet 9 inches, with a 9-foot front porch. It has the average sized living, dining room and kitchen, with two bedrooms and a bath, the last three mentioned being separated from the living room by a hallway whose only entrance is from the dining room. The entire cement construction of this home makes it an economical one to build.



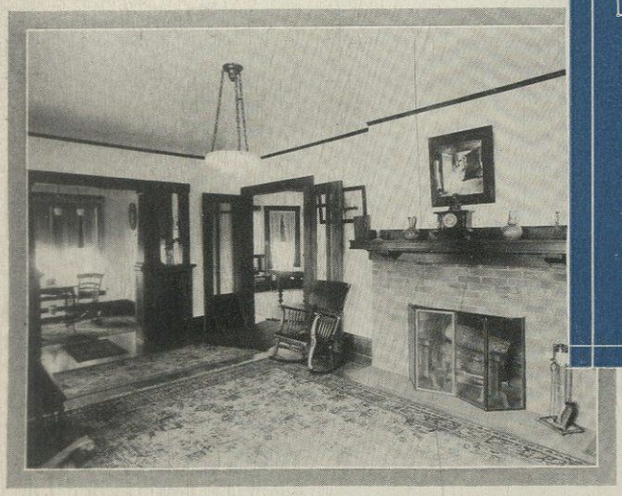


The Cement Section of our "Suggestions to Home Builders" part of this service will give you complete data on the various kinds of stucco and cement construction. No interior of this home being available we have substituted a modern sideboard Universal Design No. 2706. A complete catalogue of sideboard designs will be found in the Cabinet Section of our "Suggestions to Home Builders" book.

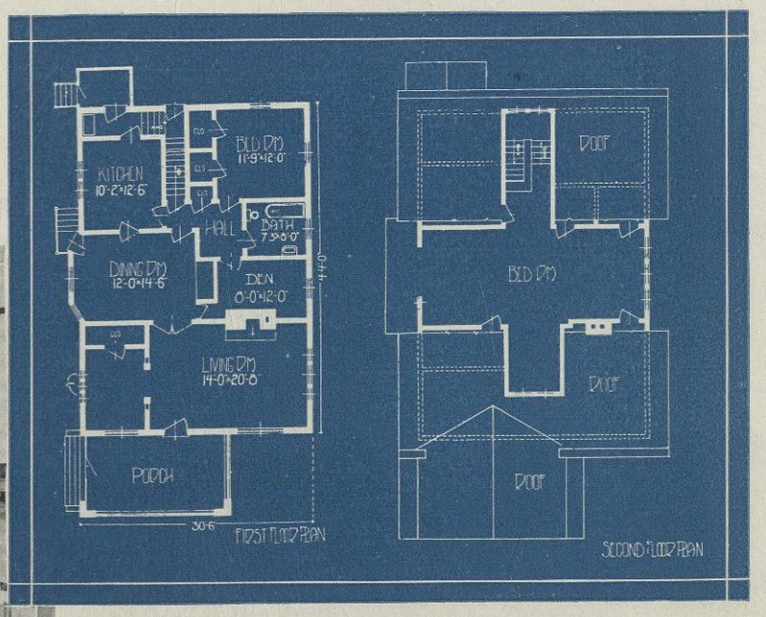


Story and a Half Home No. 3005

This interior view taken from the living room shows a small section of both the dining room and library. Note the good-sized fireplace in the foreground. While simple in finish, it adds materially to the appearance and comfort of the living room. Other designs of fireplaces and colonnades can be found in the Cabinet Section of the "Suggestions to Home Builders" part of this service.



THIS Home, 30 feet 6 inches by 44 feet, utilizes the upstairs space for one large bedroom and several big roomy closets. The downstairs contains a large living room, dining room, kitchen, bedroom and bath, and a den with entrances off the hall and dining room. A portion of the living room has been divided off by colonnades and can be used for either a library or a music room.

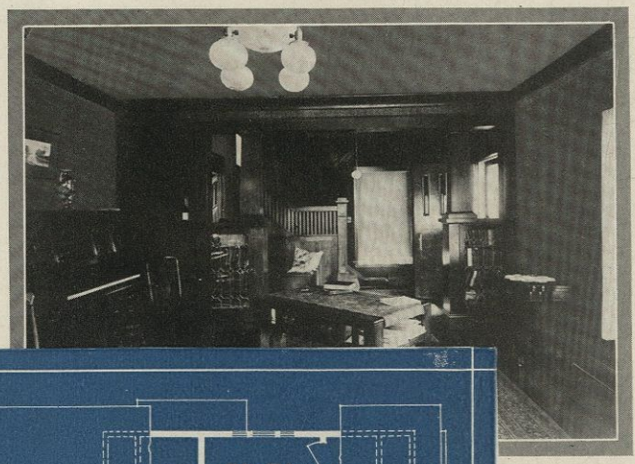


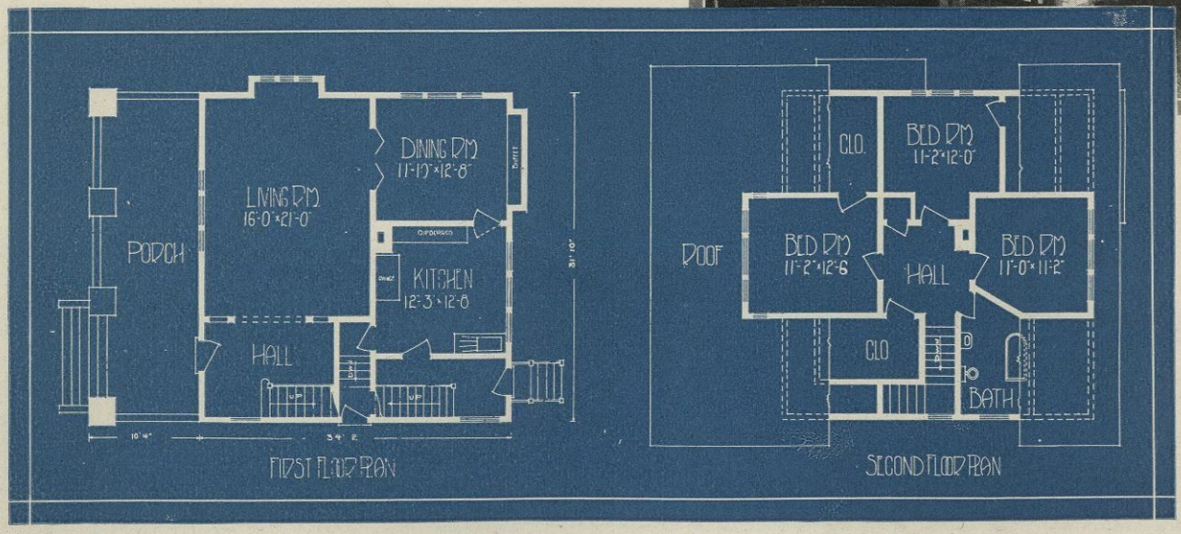
Story and a Half Home No. 3006

THE outside dimensions of this home are 31 feet 10 inches by 34 feet 2 inches, with a 10-foot 4-inch front porch. This makes it practically a square building.

The downstairs is divided into three large rooms—a living room, dining room and kitchen.

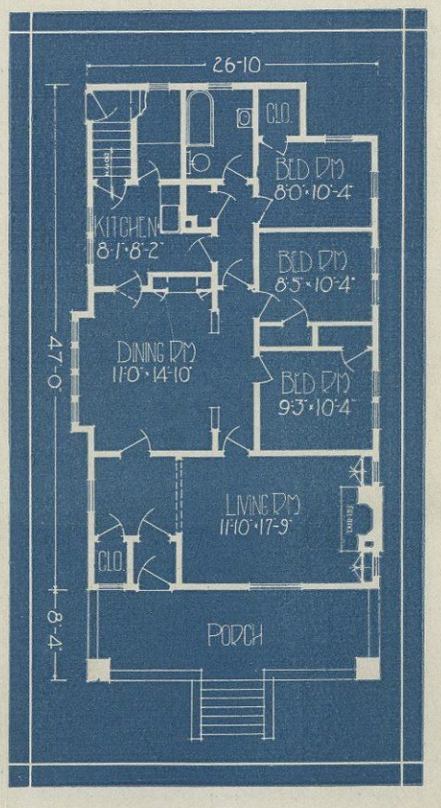
The upstairs has been laid out so that there is ample room for three good sized bedrooms, a bath and plenty of closet space.

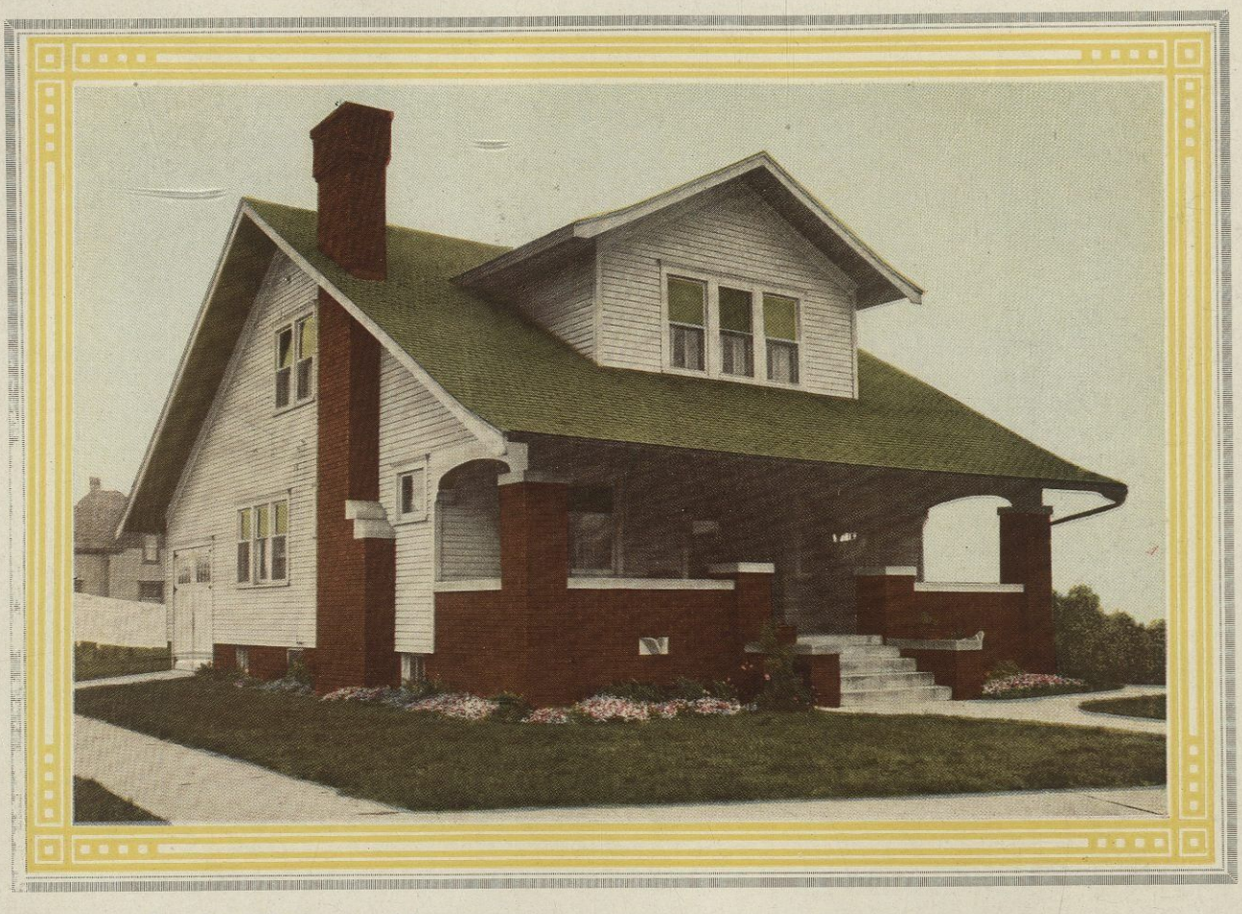




Story and a Half Home No. 3007

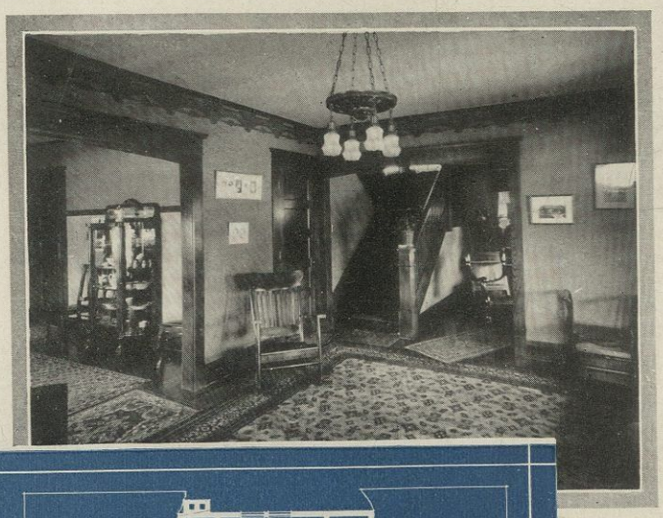
THIS illustration shows a rather elaborate story and a half home. Although complete in every detail, both in exterior and interior appointment, the cost of this home is not as great as would appear at first glance. We will gladly give you the exact price. The interior shows a beamed ceiling in the dining room, with a hallway arrangement that harmonizes nicely with the other interior appointments. The outside dimensions are 26 feet 10 inches by 47 feet, with an 8-foot 4-inch front porch. In addition to the living room, dining room, kitchen and bath, there are three medium sized bedrooms.

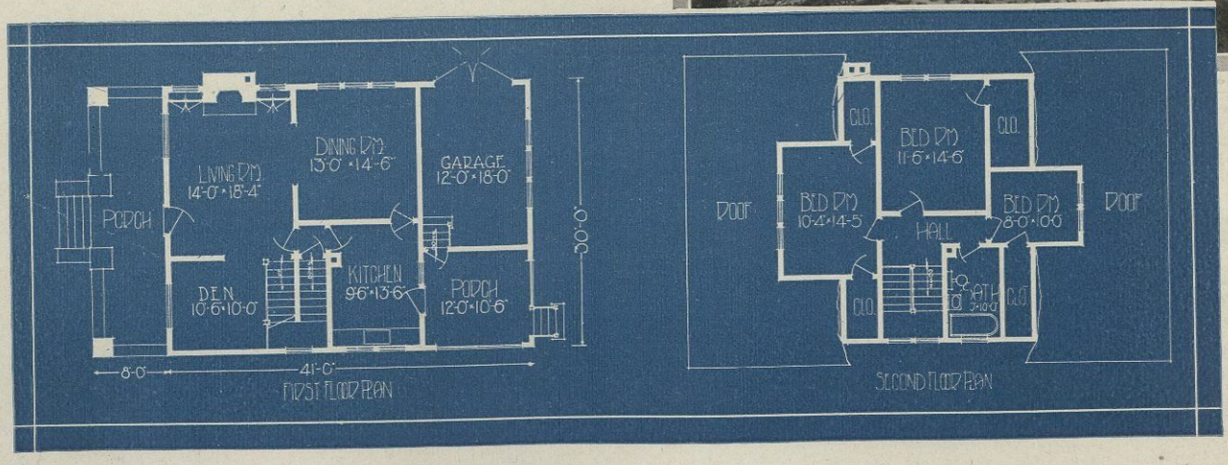


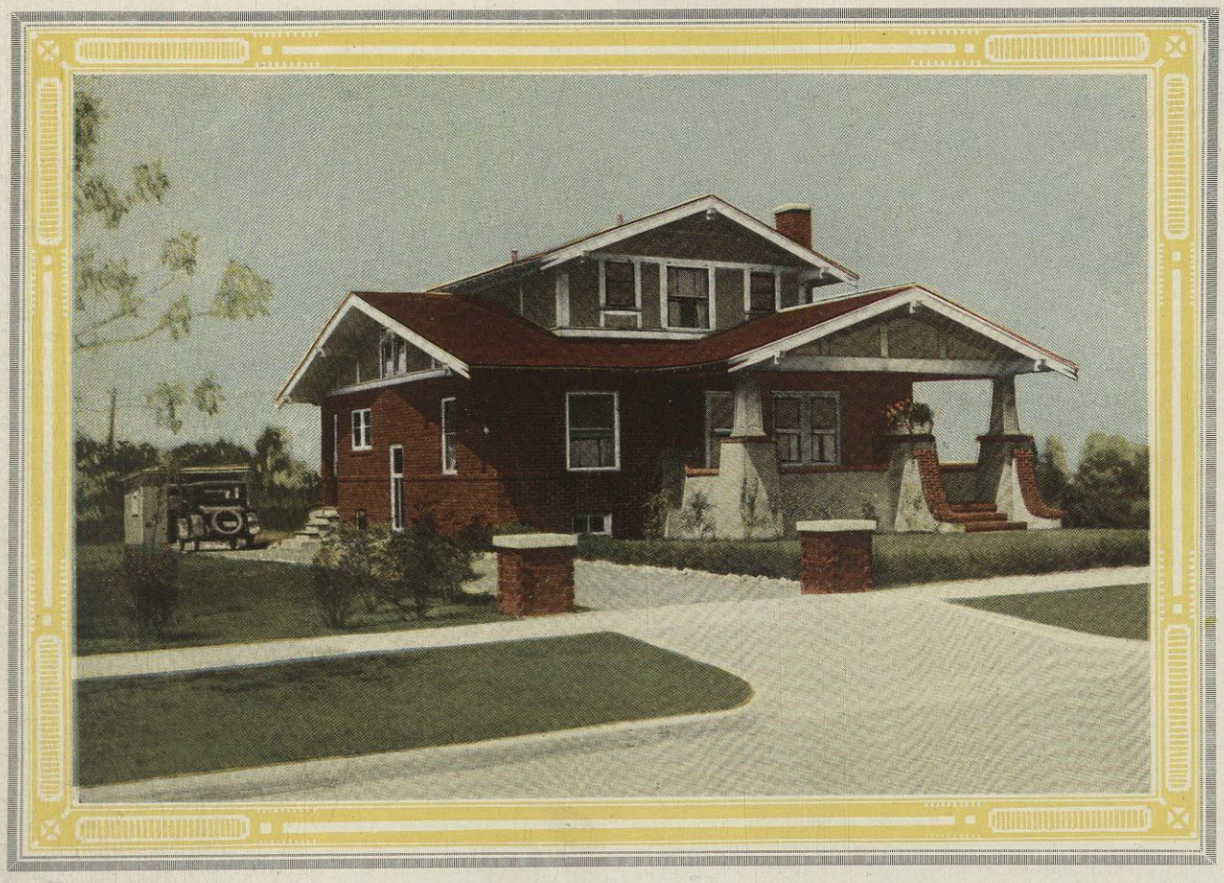


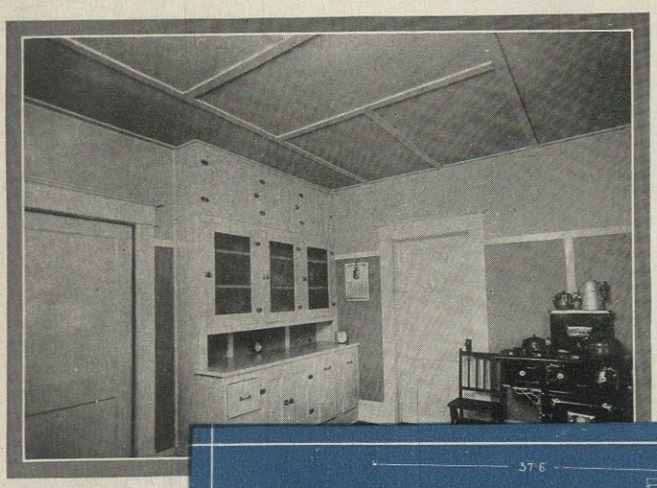
Story and a Half Home No. 3008

THE Built-in Garage has proven itself to be thoroughly practical and each day shows an increase in its popularity. This home shows how neatly a Built-in Garage may be taken care of without disturbing in any way the arrangement of the home. This building is 30 feet wide by 41 feet long, with an 8-foot front porch. There is plenty of room on the first floor for a good sized living room, dining room, kitchen, and a small den. The upstairs is divided into three bedrooms, two of which are real large, a bath and generous closet space.





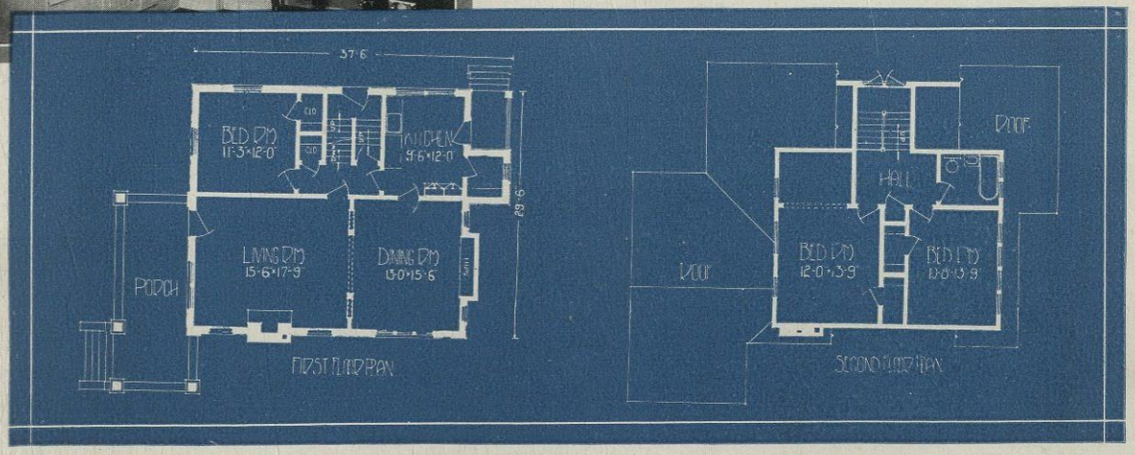


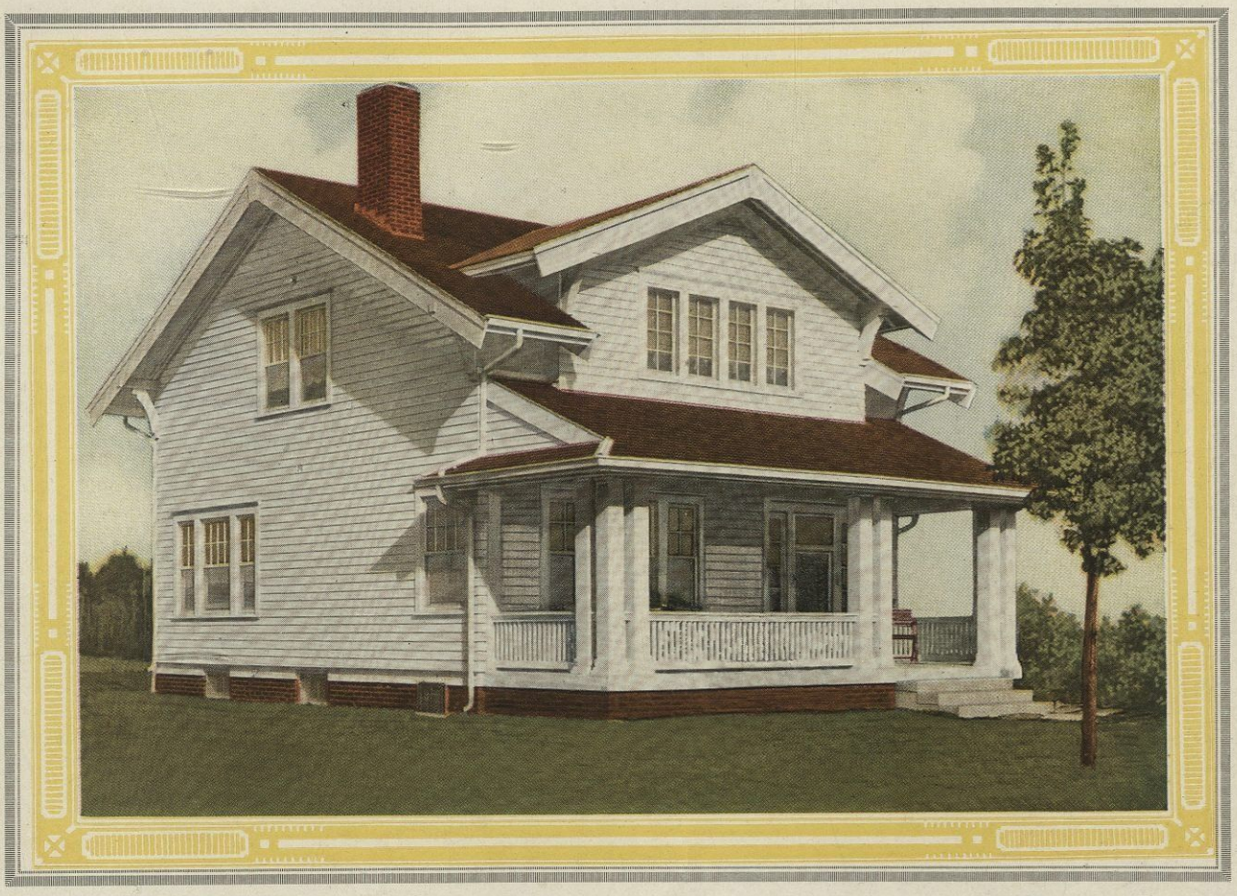


Story and a Half Home No. 3009

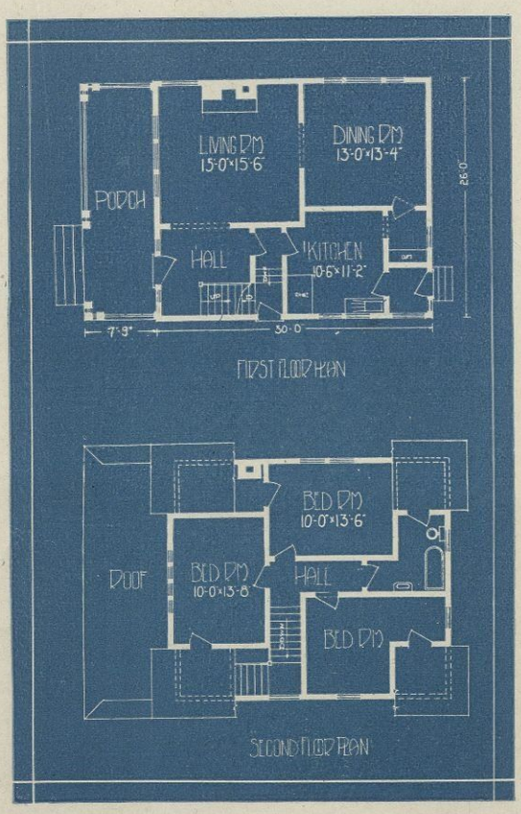
THIS is an example of a rather elaborate story and a half home. It is 29½ feet wide by 37 feet 6 inches long. The first floor contains a big, square living room and dining room, separated by a colonnade design which still leaves them practically one room. A kitchen and bedroom complete the first floor.

The upper floor has two bedrooms, a bath and a room which can be used for a den, nursery or sewing room.

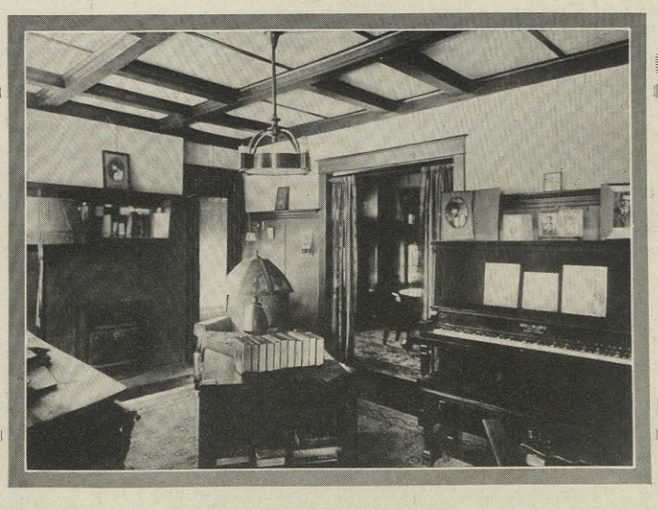




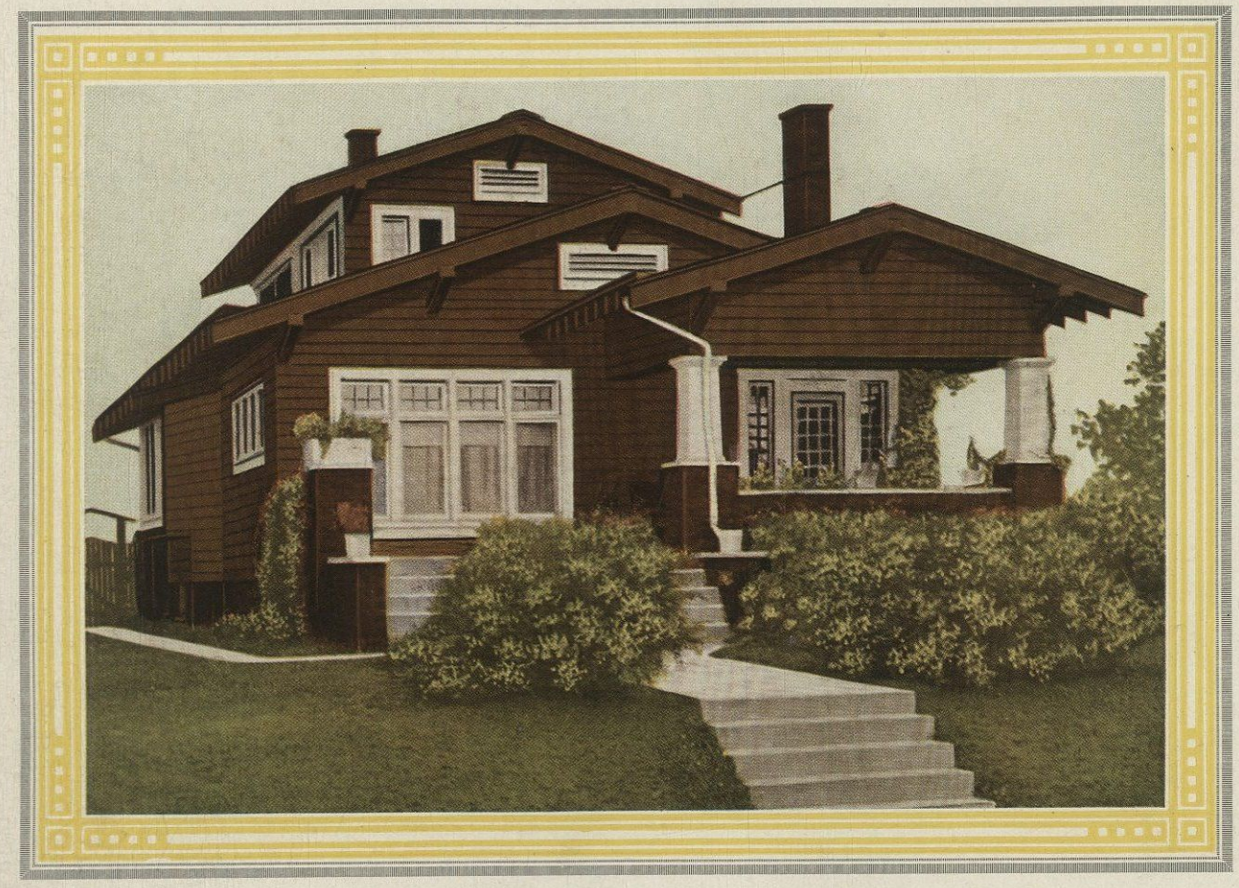
Story and a Half Home No. 3010



A Good example of the ever popular simply constructed story and a half home. Its outside dimensions are 26 feet by 30 feet, with 7 foot 9 inch front porch. The first floor has a big square living room off the front hall, a dining room and kitchen. The upstairs has three large bedrooms and a bath. The interior

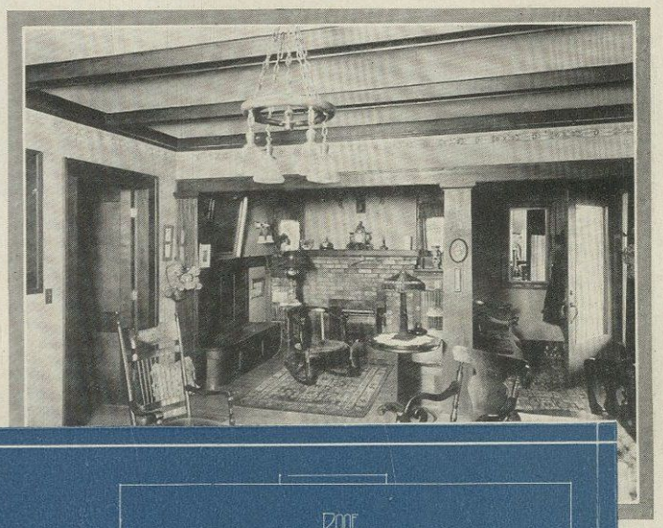


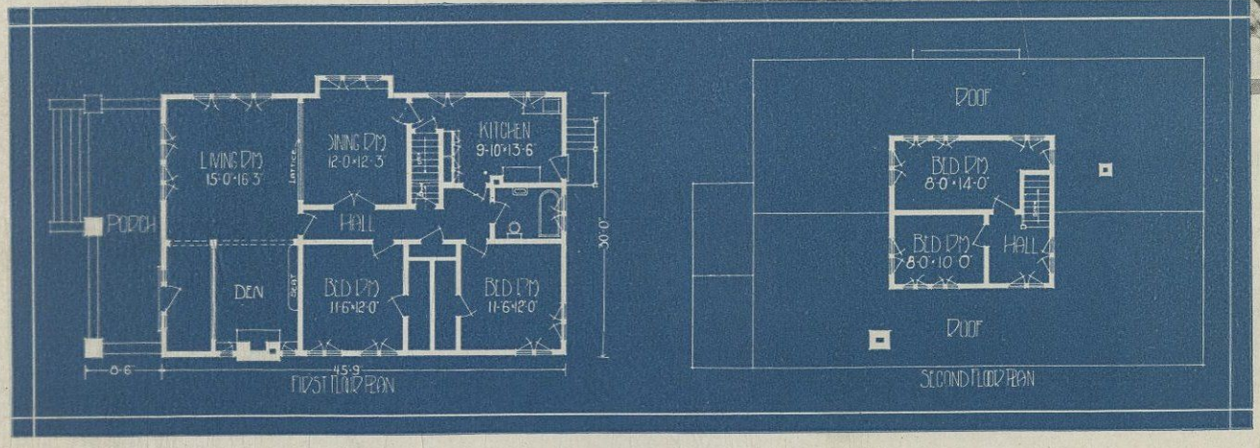
of this home gives you an idea of the artistic effects that can be produced by wallboard. The complete story of the various wallboards on the market and their possibilities, is told in the Wall Section of the "Suggestions to Home Builders" book.

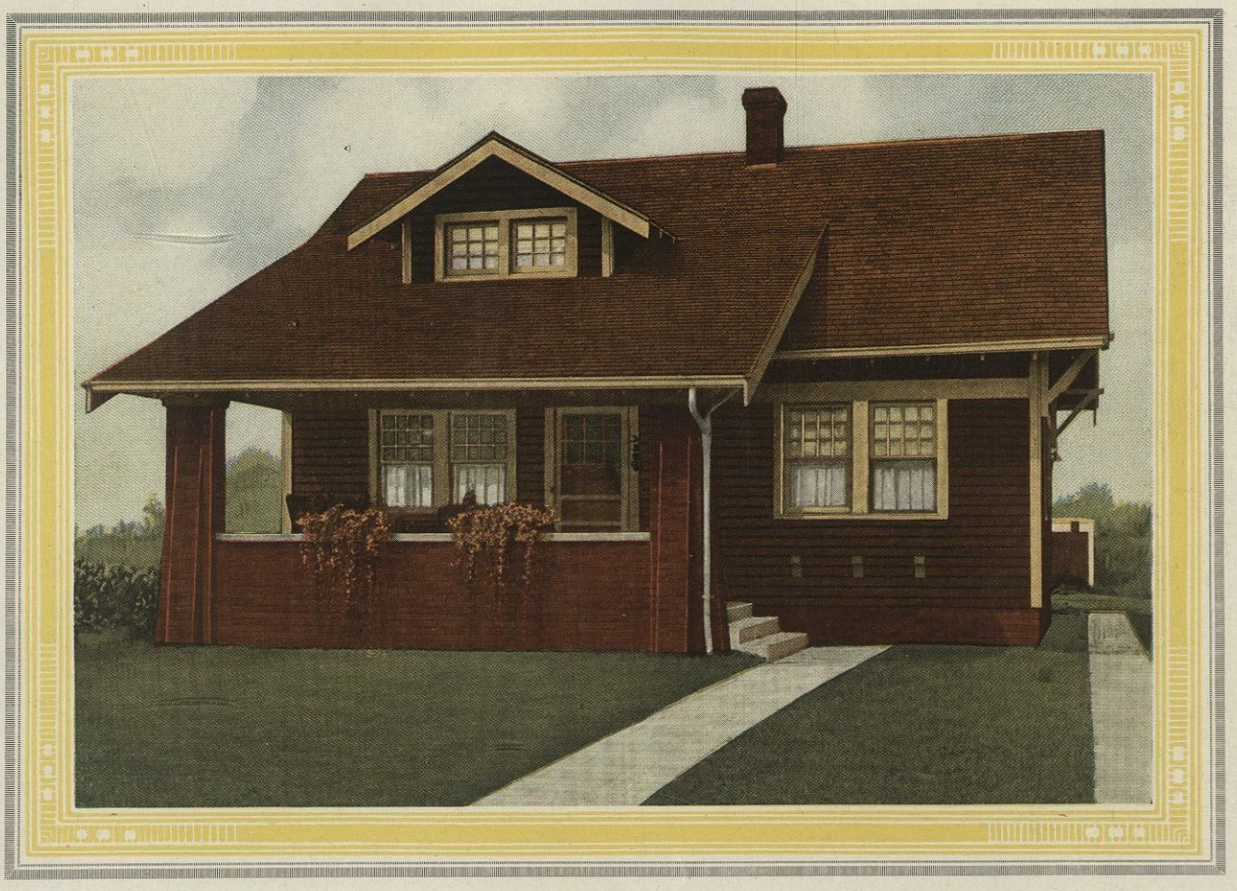


Story and a Half Home No. 3011

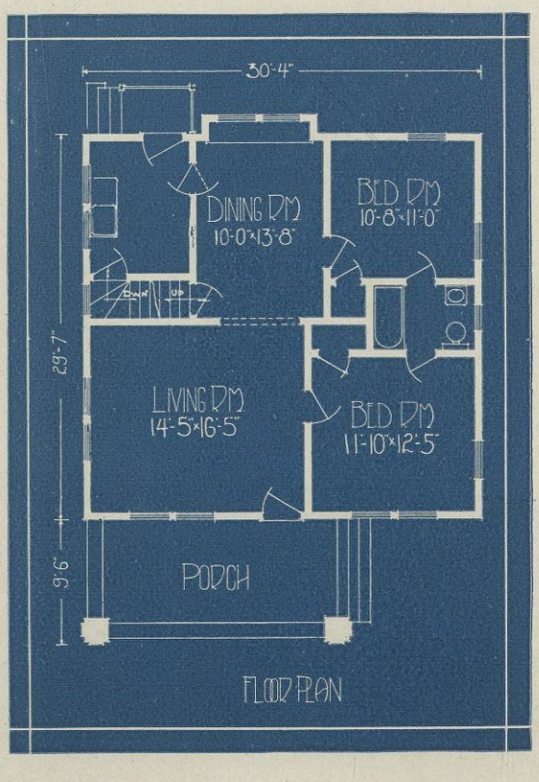
THIS Home is 30 feet by 45 feet 9 inches with an 8½-foot front porch. The porch is so designed as to furnish shelter without sacrificing any of the light in the living room. In addition to the living and dining rooms, kitchen, two bedrooms and bath on the main floor, a den has been fixed up as part of the living room. This arrangement is shown in the photograph of the interior. Upstairs there are two bedrooms finished off.



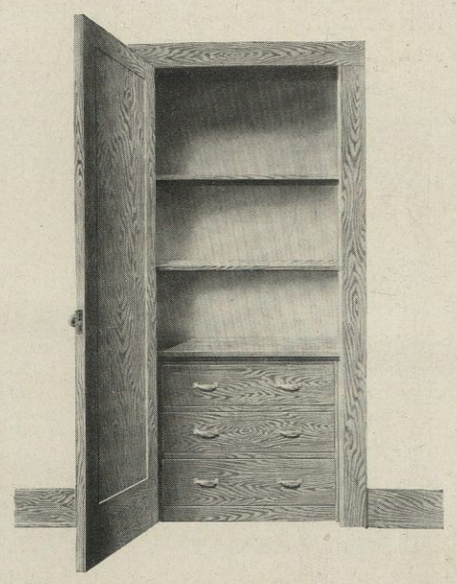


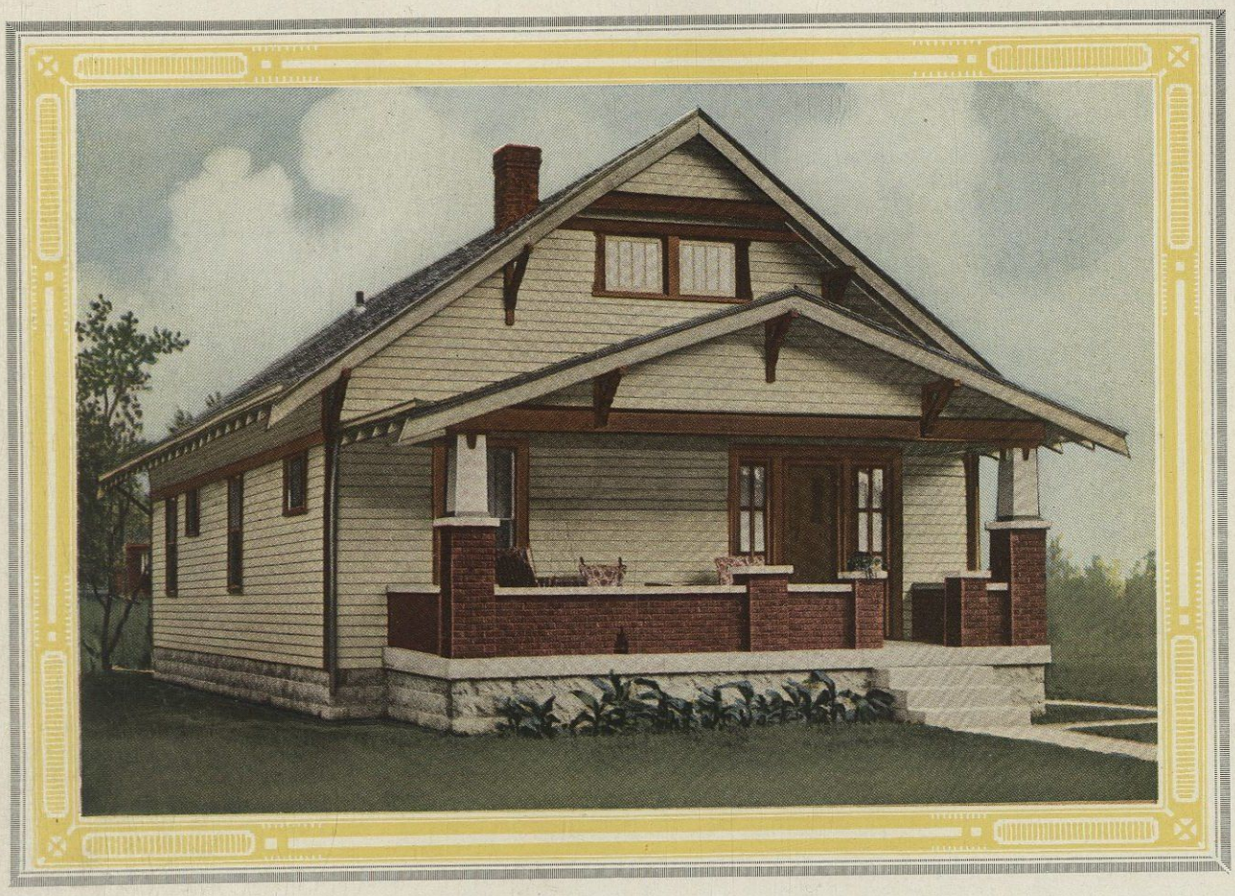


Story and a Half Home No. 3012



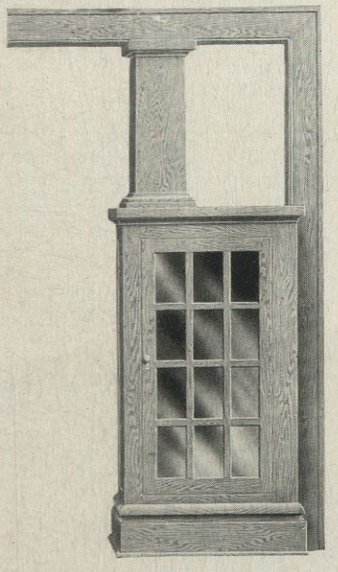
A Neat little type of Home which can be constructed economically. It is 30 feet 4 inches wide by 29 feet 7 inches long, with a 9½-foot front porch. It has a living room, dining room and kitchen, two bedrooms and a bath. No photograph of this interior being available, we submit Universal Design No. 2805 for an up-to-date cupboard, which can be used to advantage in any modern home. A complete catalogue of all building materials which we have called "Suggestions to Home Builders" forms an important section of this service. We will be glad to furnish you a copy to help in selecting the materials for your new home.



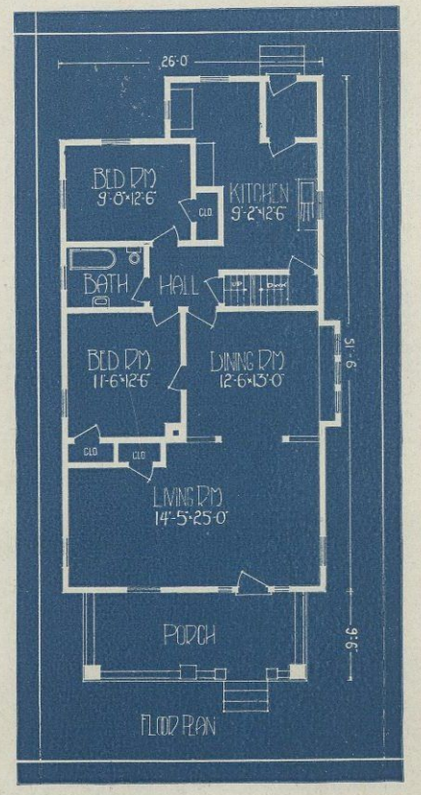


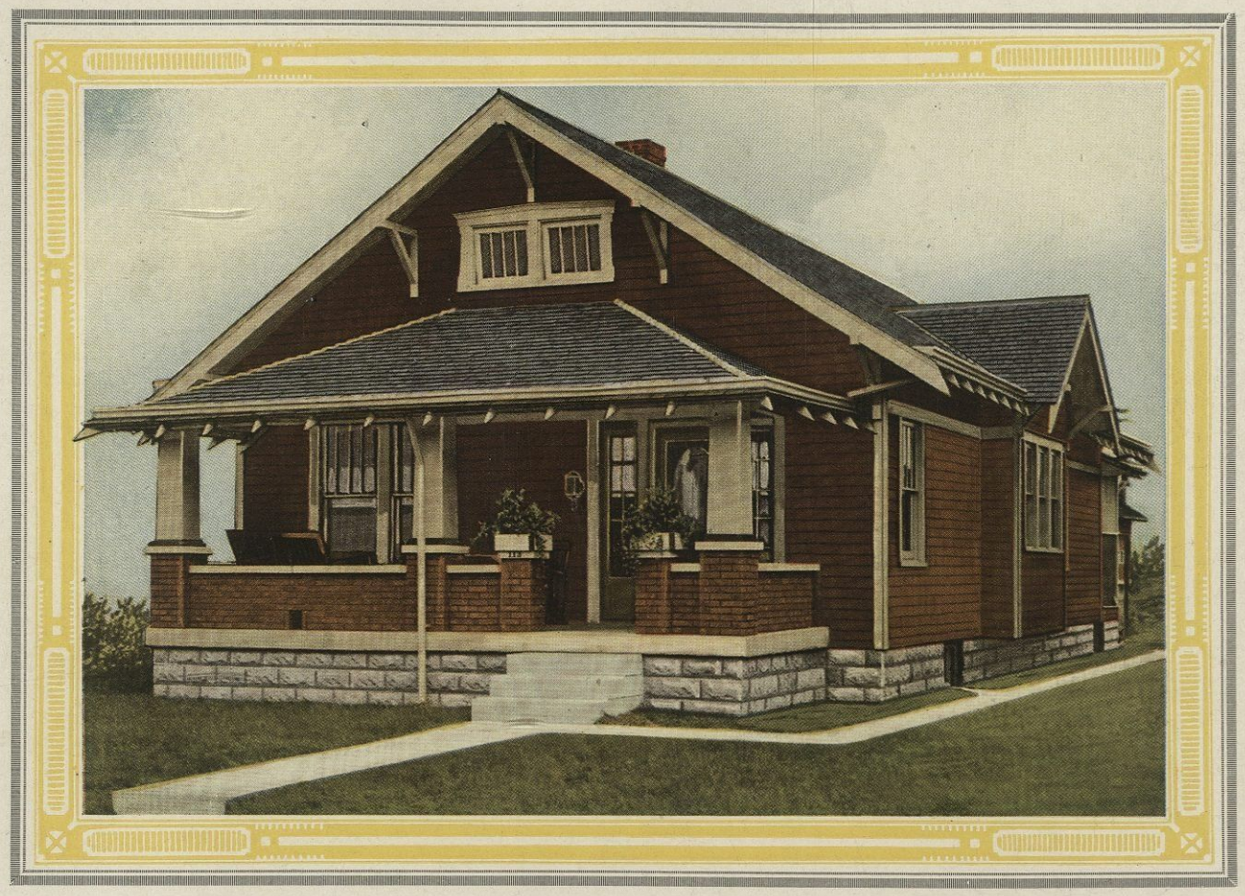
Story and a Half Home No. 3013

ANOTHER Home that while neat and rich in appearance, can be constructed for a small amount. It is 26 feet wide by 51½ feet long, the front porch adding 9½ feet to the length of the house. The living room extends the full width of the house. The dining room and bedroom follow, the former having a built-in buffet. A kitchen, bedroom and bath in the rear of the home complete the design.

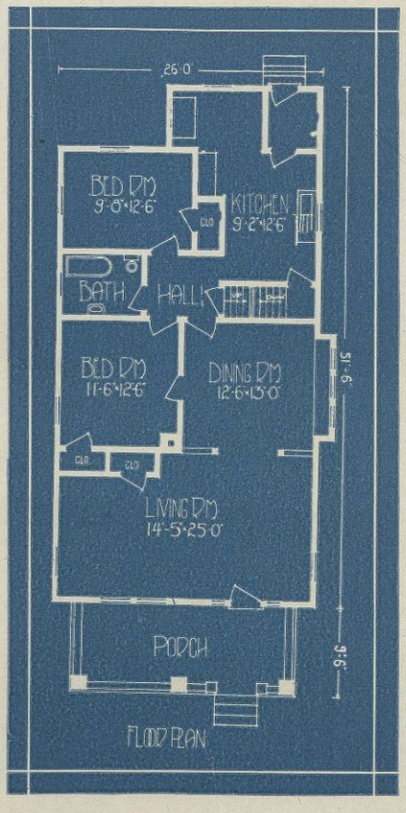


No photograph being available of this home, we submit Universal Design No. 2350, showing an up-to-date type of bookcase colonnade. A complete catalogue of all building materials which we have called "Suggestions to Home Builders" forms an important section of this service. A copy of this book is yours for the asking.



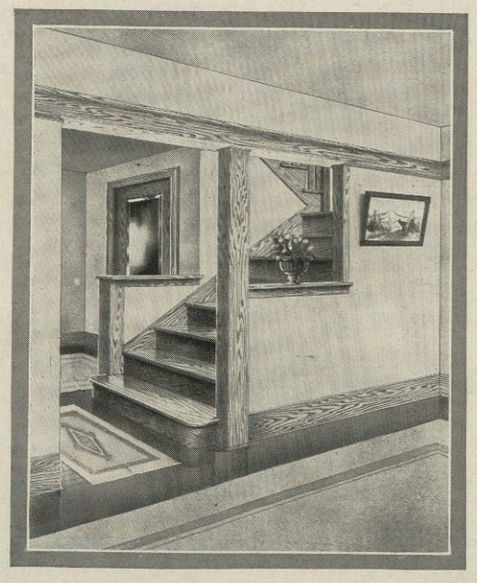


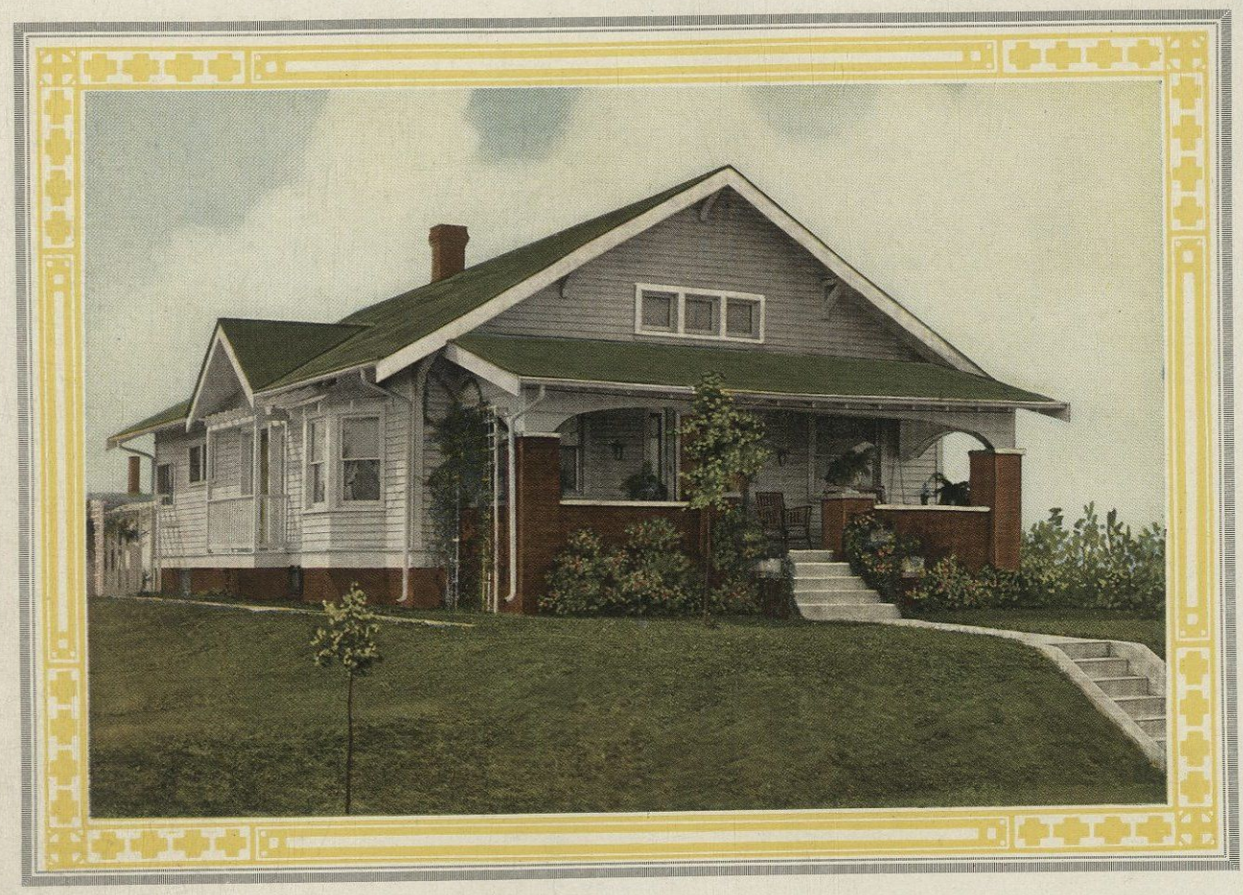
Story and a Half Home No. 3014



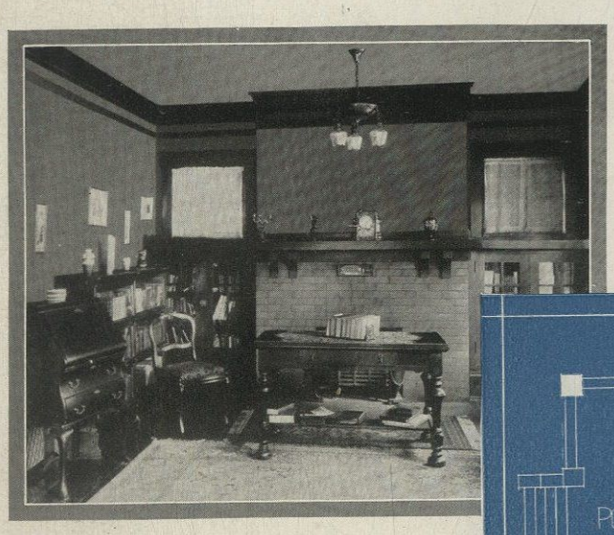
ANOTHER type of a cheap little home. It is 26 feet wide by 51½ feet long, the front porch adding 9½ feet to the length of the house. The living room extends the full width of the house. The dining room and bedroom follow, the former having a built-in buffet. A kitchen, bedroom and bath in the rear of the home complete the design.

Since the interior of this home could not be taken, we submit an up-to-date staircase arrangement, Universal Design No. 2250. A complete catalogue of similar ideas will be found in the Millwork Section of our "Suggestions to Home Builders" book.



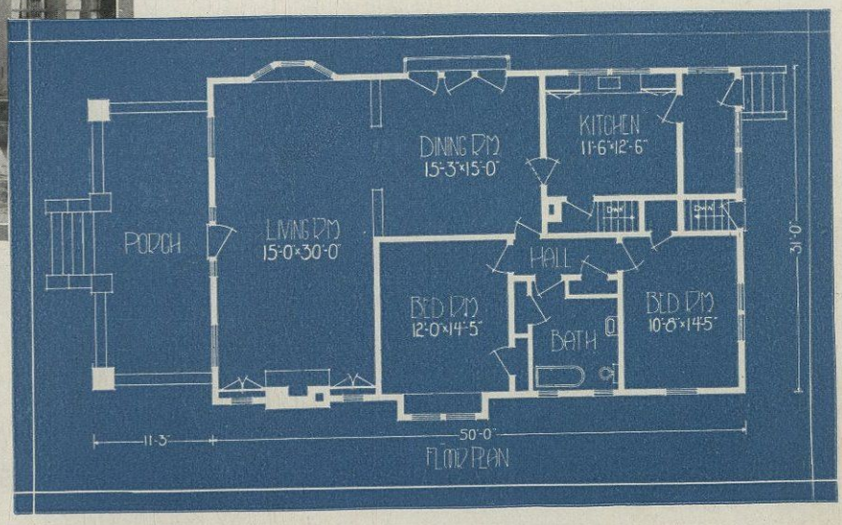


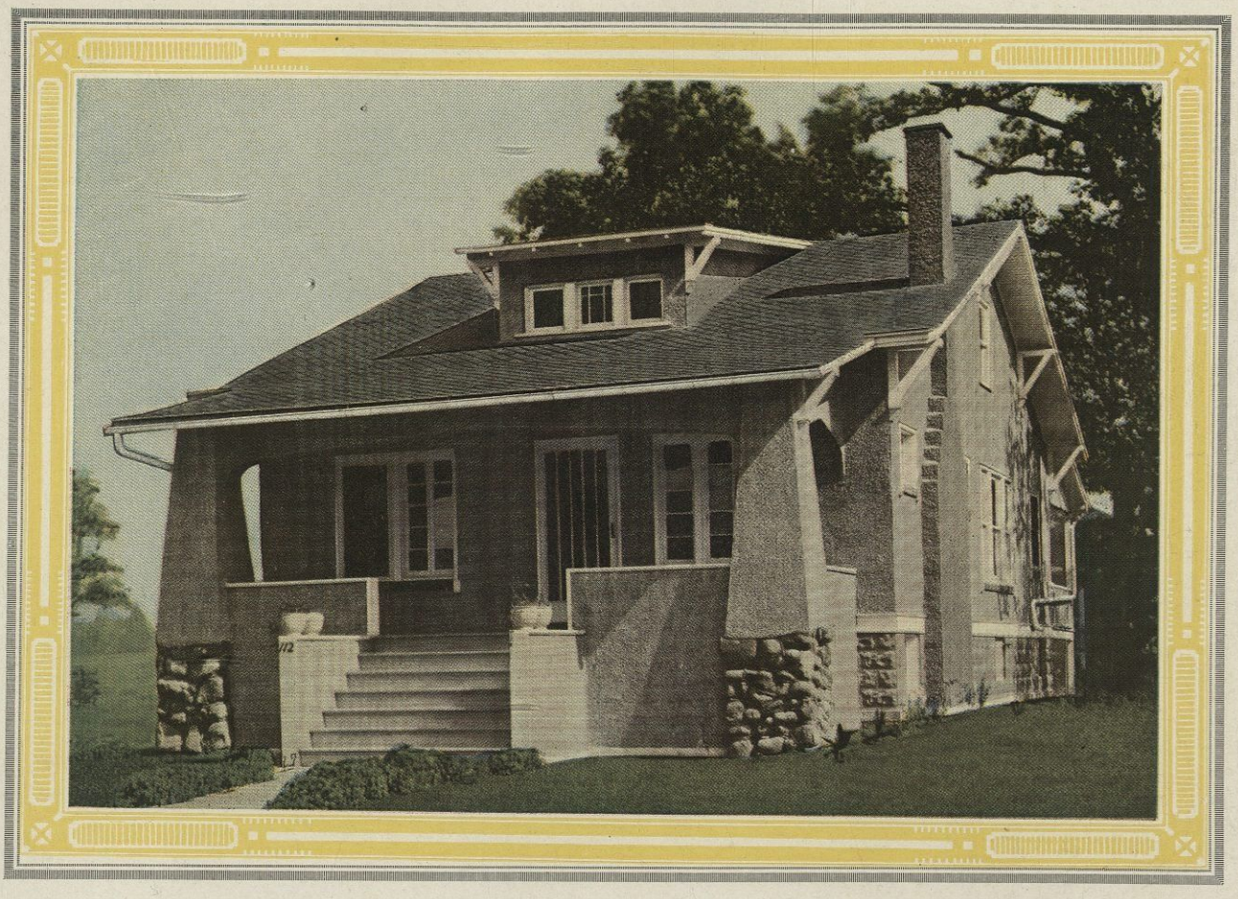
Story and a Half Home No. 3015

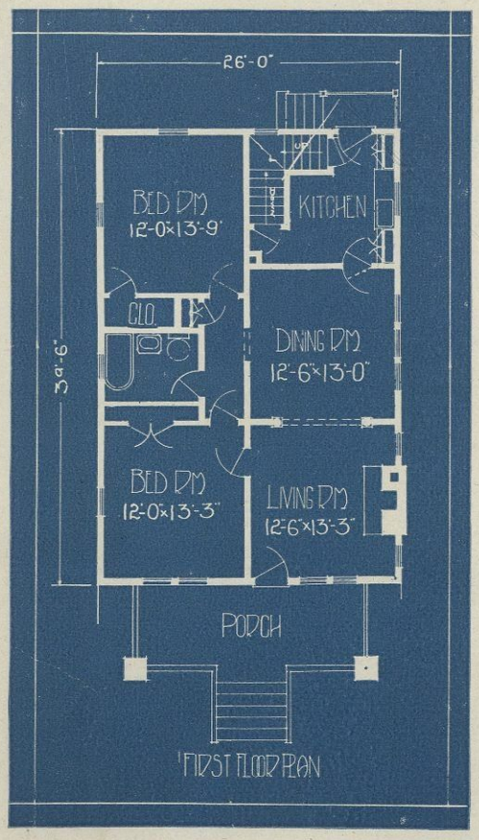


This interior shows one end of the living room, disclosing a combination bookcase and fireplace. A complete catalogue of styles and designs similar to this will be found in the Cabinet Section of the "Suggestions to Home Builders" part of this service.

A Comparatively inexpensive yet up-to-date and pretty story and a half home is here shown. It is 31 feet by 50 feet, with a large porch 11 feet 3 inches deep. In addition to the living room, which runs the full width of the front of the house, there is a dining room, kitchen, two bedrooms and a bath. A small balcony has been made part of the dining room.

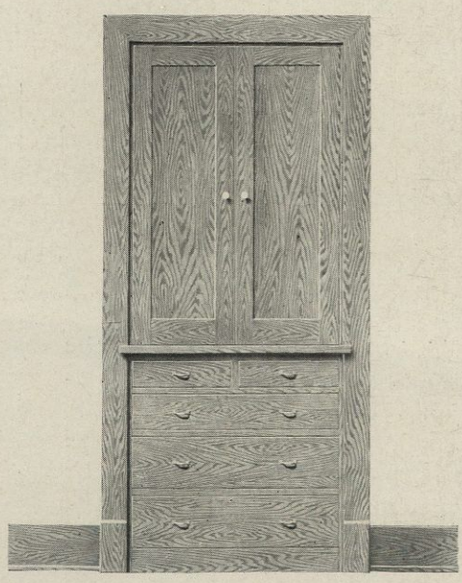




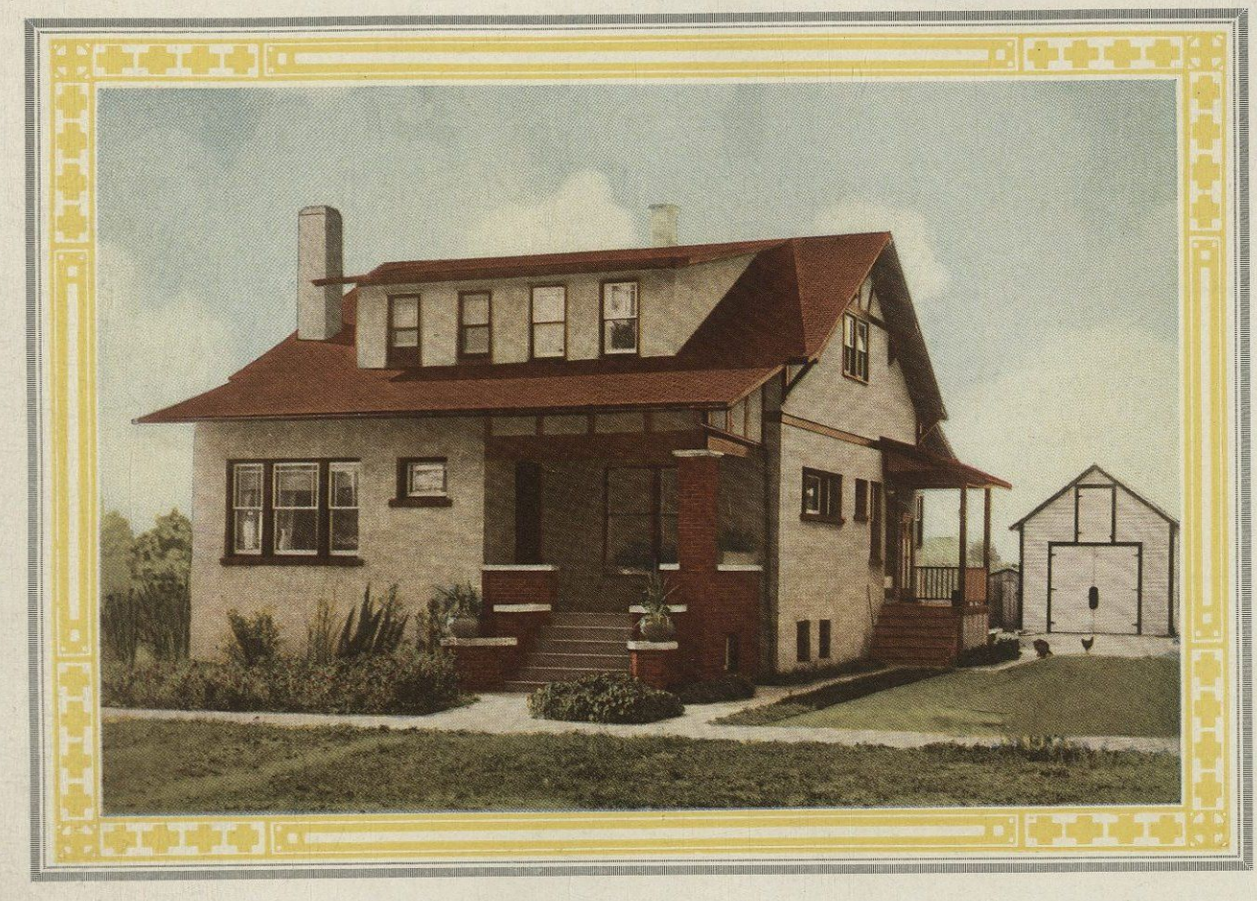


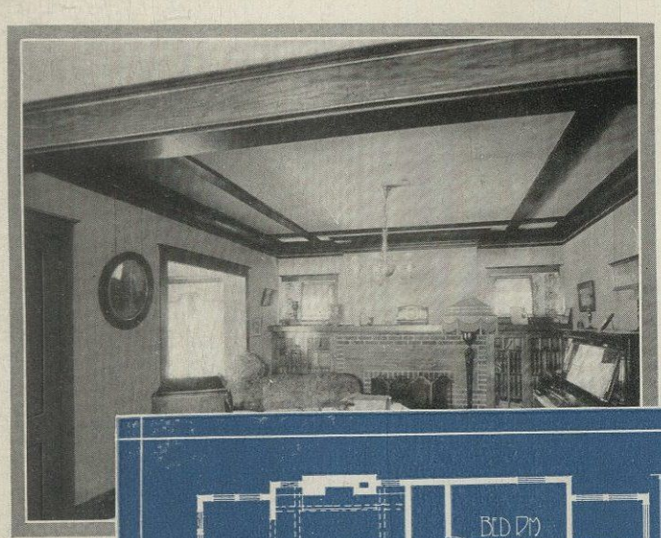
Story and a Half Home No. 3016

AN inexpensive stucco story and a half home, 26 feet by 39½ feet. There are many beautiful effects which can be produced with stucco. Complete data on this branch of building will be found in the "Suggestions to Home Builders" section of this service. This home contains five rooms, a living room, dining room kitchen, two bedrooms and a bath.



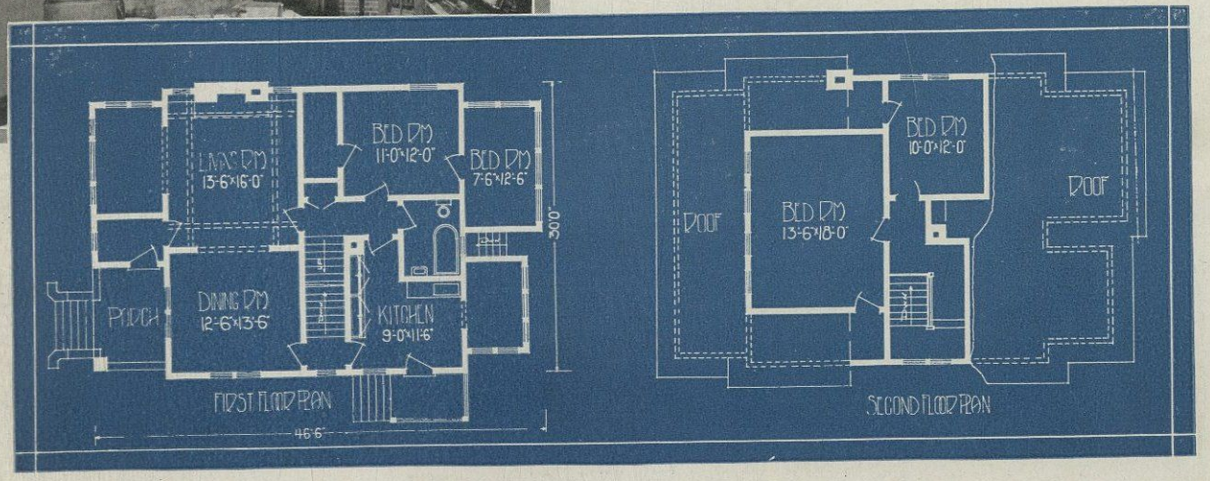
No photograph of the interior being available, we submit a modern cupboard idea, Universal Design No. 2807. A complete catalogue of similar designs will be found in the Mill Work Section of our "Suggestions to Home Builders" book.





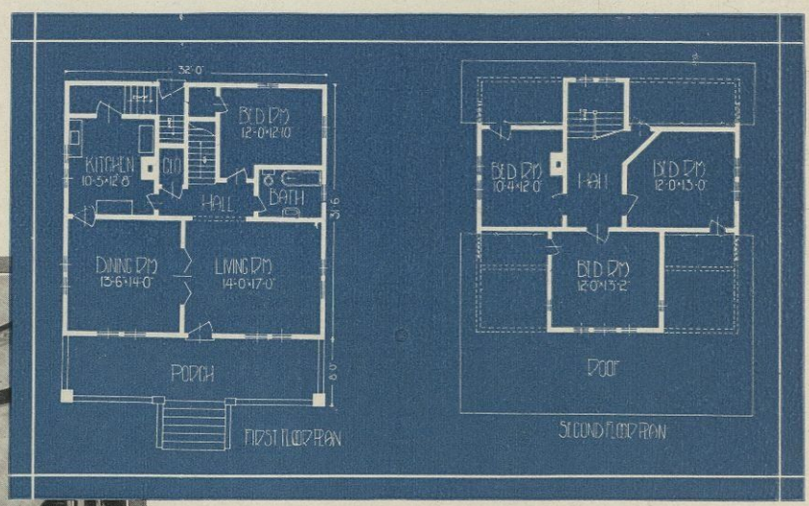
Story and a Half Home No. 3017

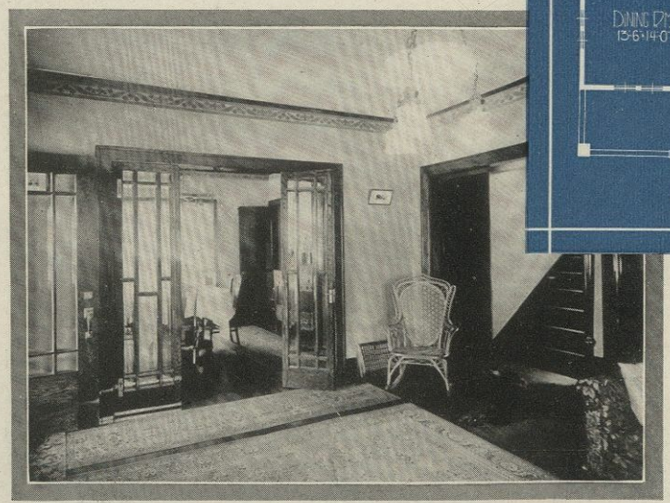
A Pretty Little Home with outside dimensions 30 feet by 46½ feet is here shown. The front part of the house is divided between the living and dining rooms, with sun parlor separated by colonnades from the living room. The bedroom, kitchen and bath occupy the same space at the rear of the house. This bedroom is supplemented by a sleeping porch or small bedroom, having its entrance off the main bedroom. Two bedrooms have been finished upstairs. The interior shows the living room with sun parlor to the left.



Story and a Half Home No. 3018

THIS Home is 32 feet wide by 31½ feet long with an 8-foot front porch. The front half of the first floor is divided between a living and dining room, while the kitchen, bedroom and bath complete the balance. The upper floor has three good sized bedrooms completed.

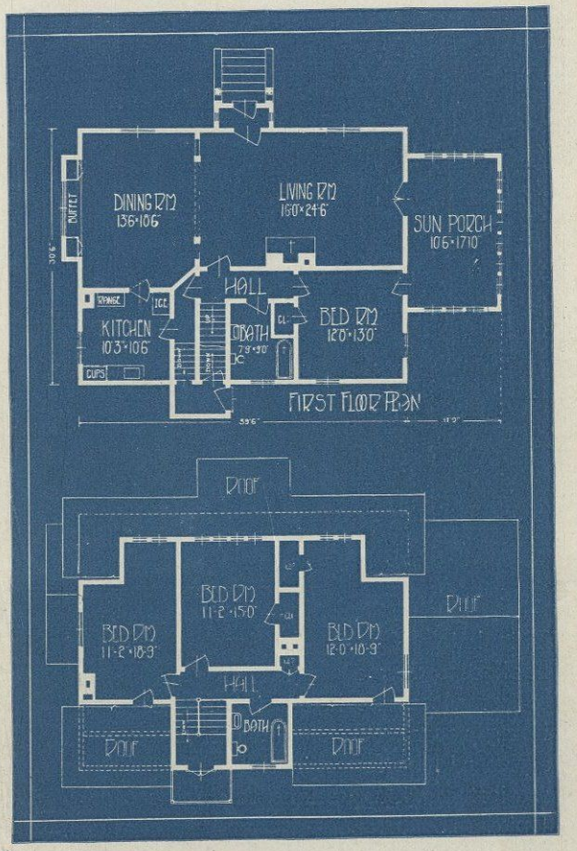




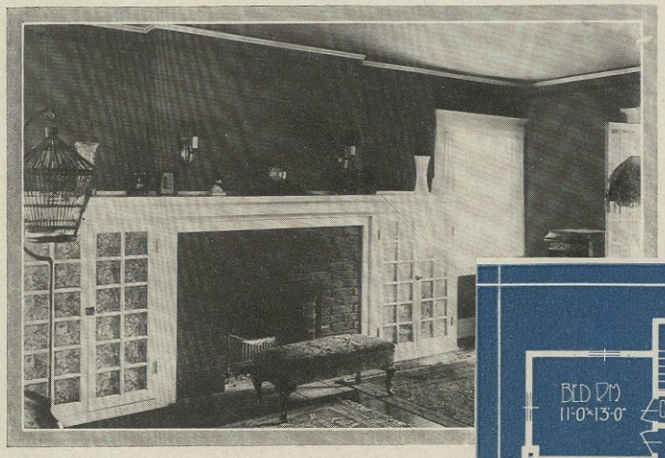
This view was taken from the living room looking towards the dining room. In addition to illustrating the interior arrangement, this picture shows you some good examples of millwork. The millwork section of the "Suggestive Home Builders" book will give you complete data on this subject.

Story and a Half Home No. 3019

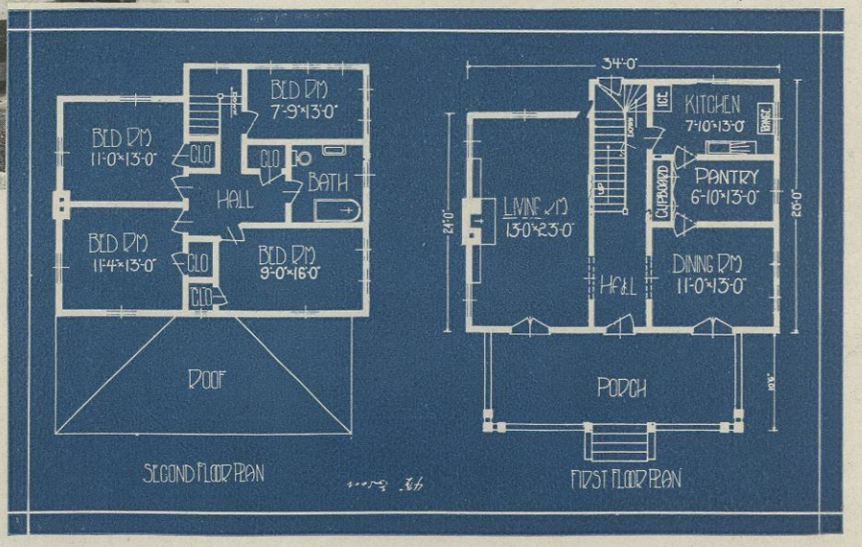
THIS Home is 39½ feet wide and 30½ feet deep. The first floor contains a large living and dining room, one bedroom, a kitchen and a bath. A sun-porch having entrance from both the living room and the bedroom completes the first floor. The upper floor is divided between three large bedrooms and a modern bathroom. The illustration shown below pictures the interior of the sun-porch.



Two Story House No. 4001



A Two Story House, with outside dimensions 34 feet by 28 feet, with a 10½-foot front porch. The first floor has living room running the entire length of building, dining room, kitchen and large pantry with modern cupboards. Three large bedrooms, a sleeping porch and bath complete the upstairs.



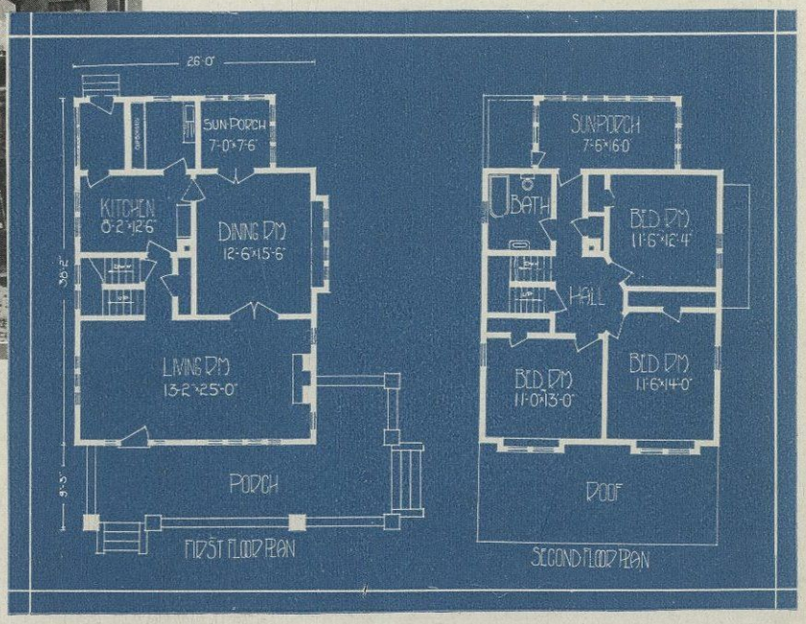
This brick built-in fireplace and bookcases were designed especially to complete the harmony of this living room. Other designs and styles will be found in the cabinet section of "Suggestions to Home Builders."

Two Story Residence No. 4002

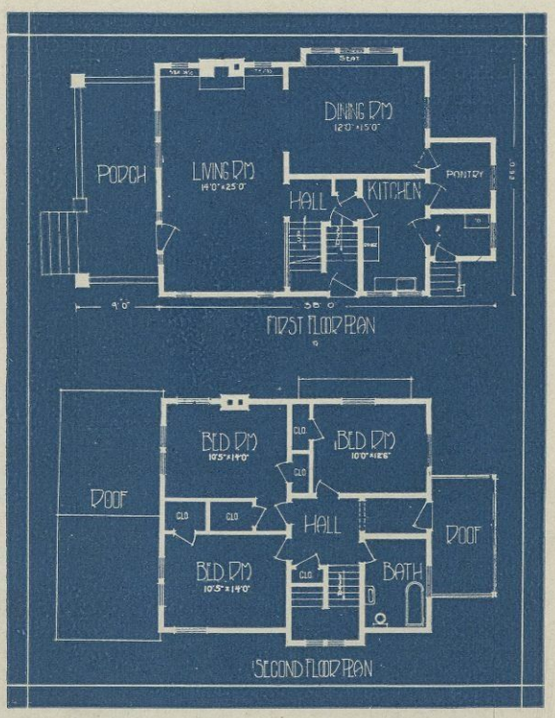
The building is 26 feet wide, 38 feet 2 inches long with a 9-foot, 3-inch porch.

A combination fireplace and bookcase like the above will add materially to the appearance of any living room. Other styles and designs will be found in "Suggestions to Home Builders."

THE rooms in this house have the generous proportions that the exterior promises. The living, dining room and kitchen downstairs, are all spacious. The same space upstairs is divided between three sleeping rooms and a bath. Two sun porches add to its comfort.

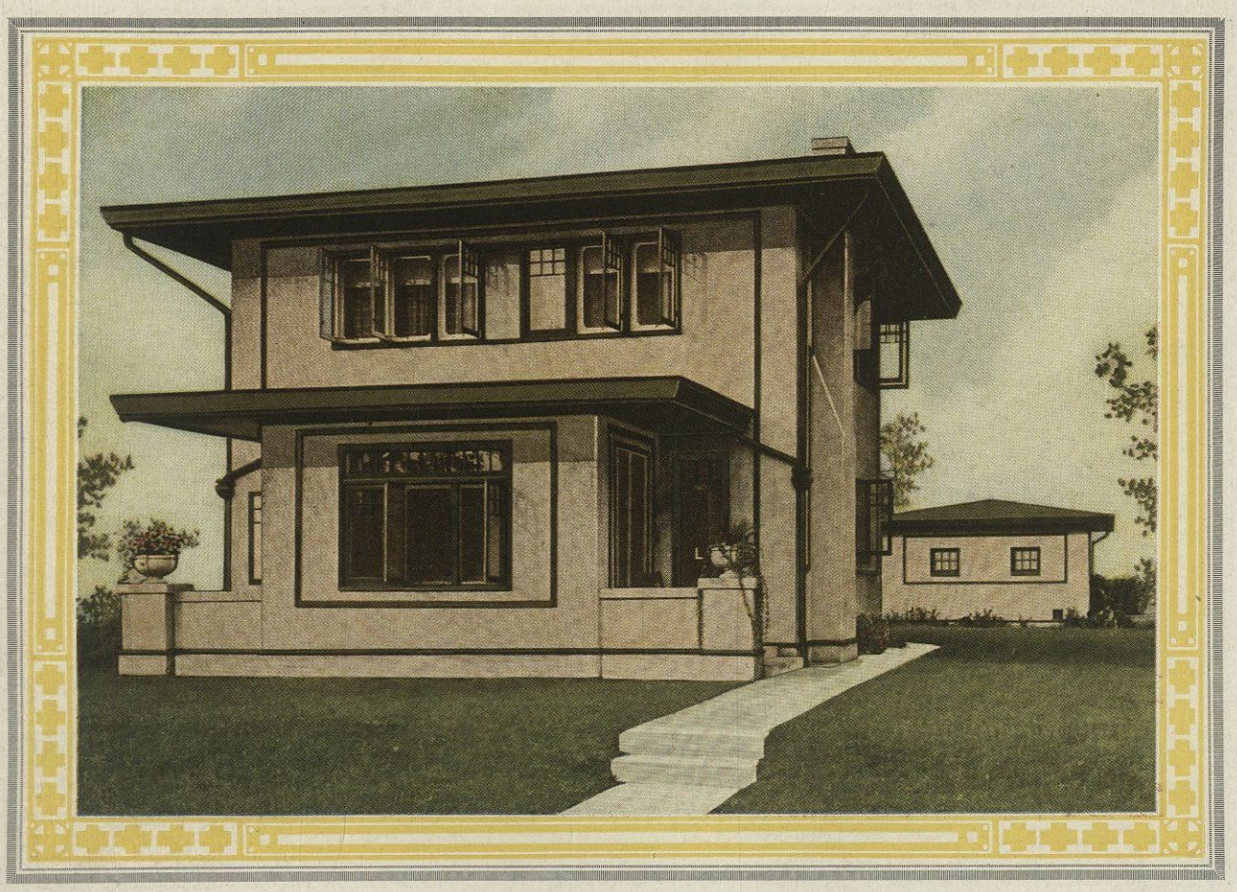


Two Story Residence No. 4003



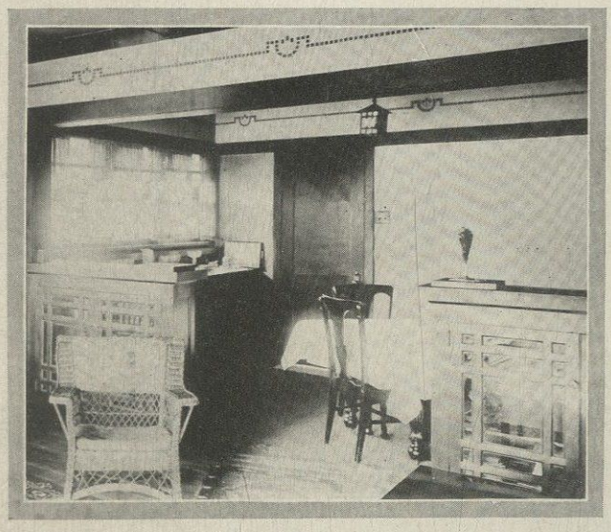
THIS Two Story House measures 26 feet by 38 feet, with a 9-foot front porch. A living room running the full width of the house, a large dining room, small kitchen and pantry, make up the first floor. Three big bedrooms and bath complete the second floor.

This illustration shows how a large bedroom can also serve as a study or sewing room. Designs of similar fireplaces will be found in the cabinet section of "Suggestions to Home Builders" book.

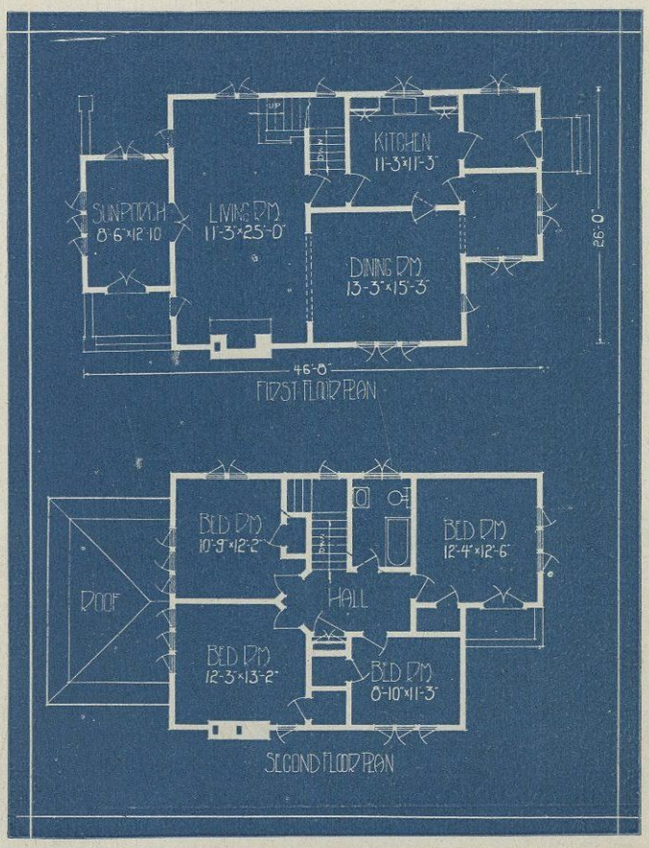


Two Story House No. 4004

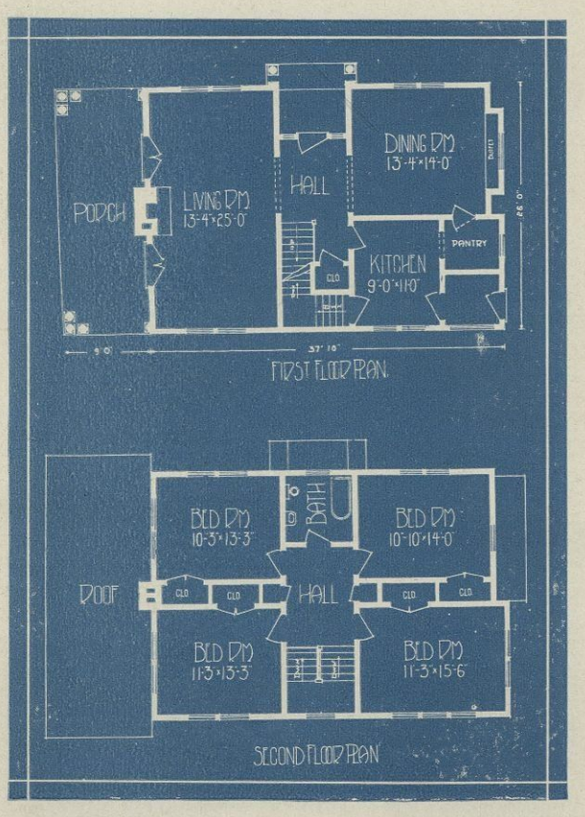
A Good Example of the pleasing appearance straight line architecture presents. This home is 26 feet by 46 feet 8 inches. The first floor is made up of large living and dining rooms, kitchen and sun parlor. Upstairs are four medium-sized bedrooms, bath and hall.



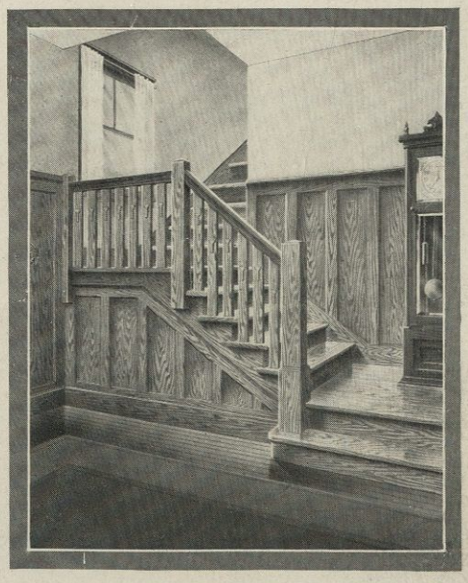
This bookcase colonnade without pillars, makes a division between the dining and living rooms, that while separating, still makes a chummy arrangement.



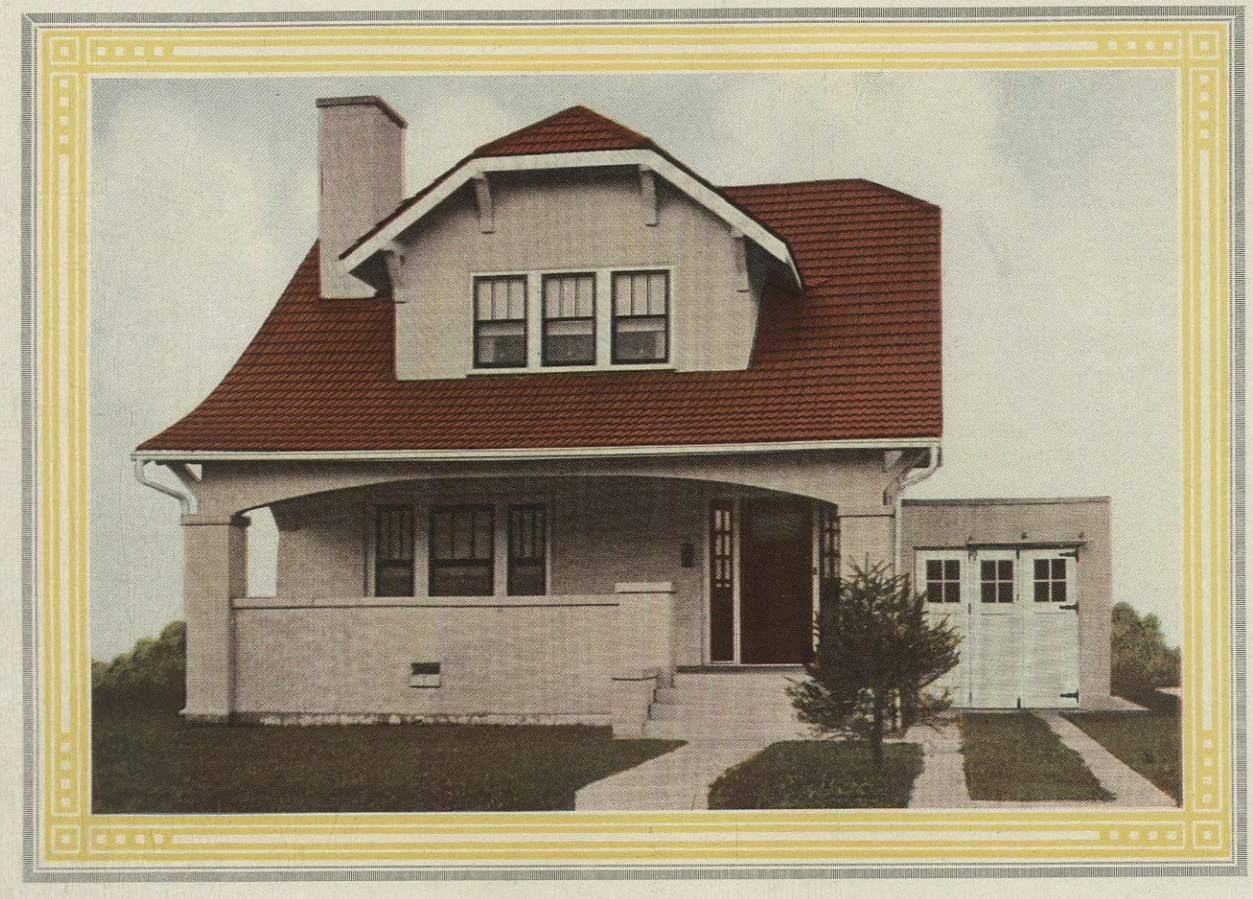
Two Story House No. 4005



A Two Story Colonial Country Home containing seven rooms—outside dimensions are 26 feet by 37 feet 10 inches. The front porch runs the width of the house and is 9 feet deep. With the entrance on the side, the living and dining rooms are separated by a reception hall. Four bedrooms with closet in each, and one bathroom complete the layout of the upper floor.

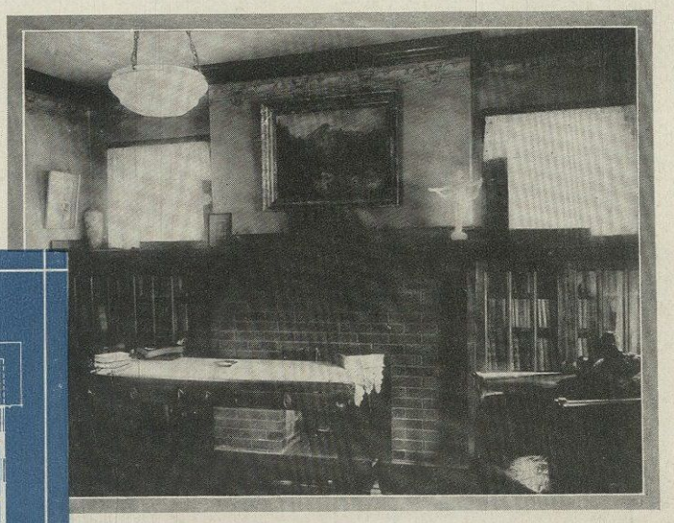


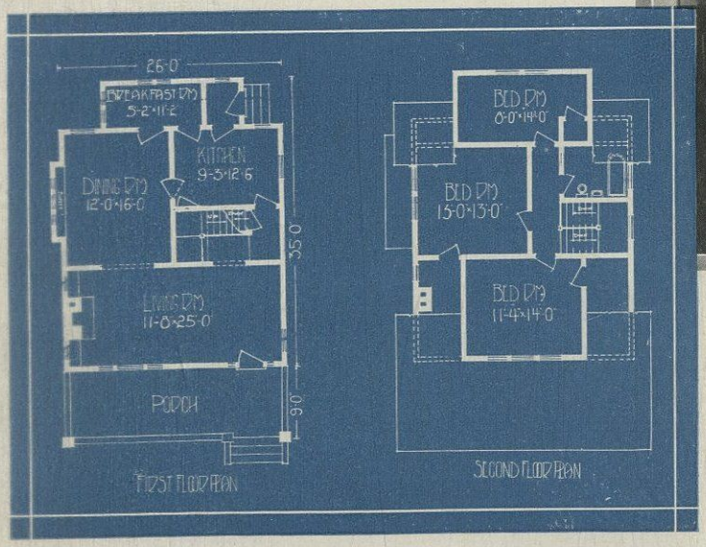
This view shows a handy yet neat arrangement of corner of reception hall with stairs. Other ideas to cover the same situation will be found in the mill work section of the "Suggestions to Home Builders" section of this service.



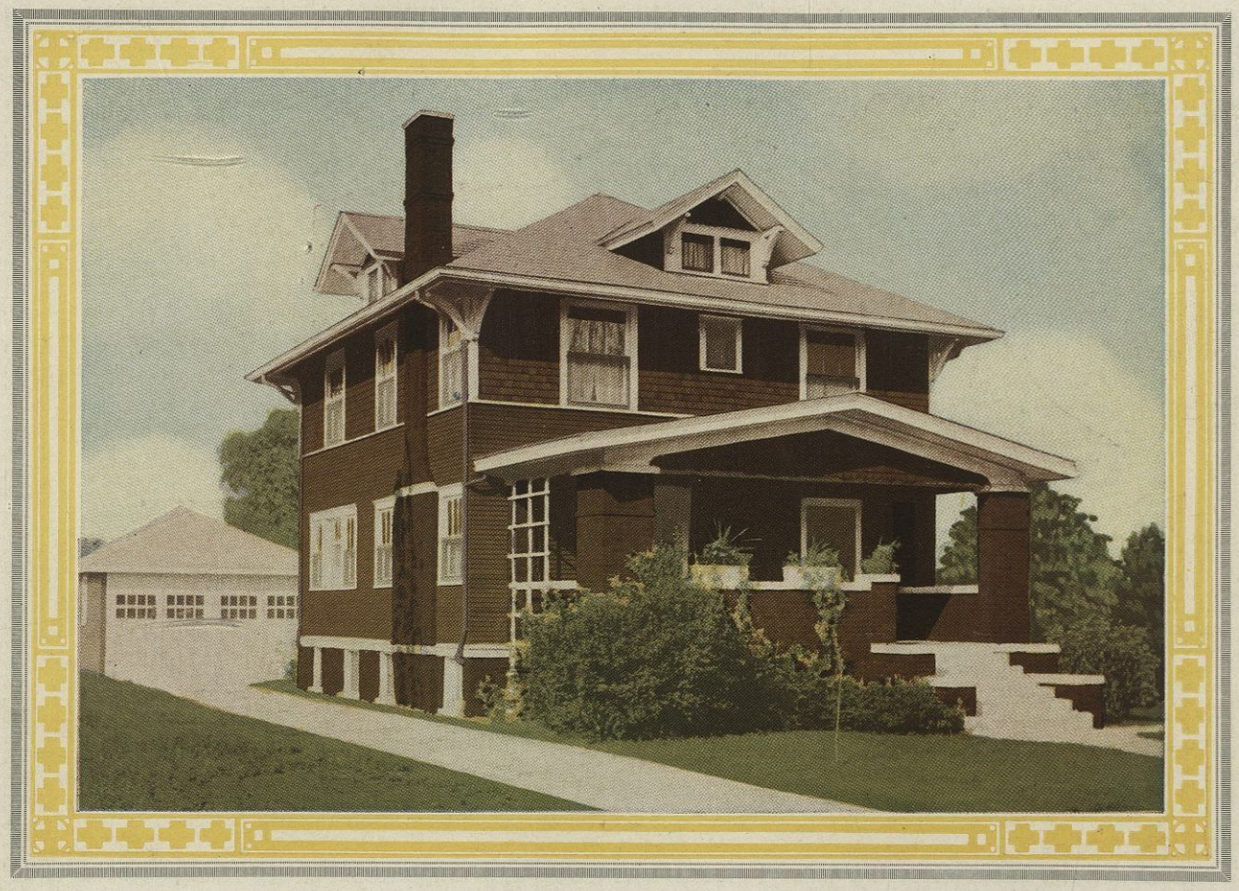
Two Story Residence No. 4006

A Residence 26 feet by 35 feet, whose interior is so arranged as to have all six rooms big and roomy. In addition to the usual living, dining room and kitchen, the first floor has a breakfast room with entrance from both kitchen and dining room. The upper floor has three bedrooms, bath and generous closet space. Note the garage built on to the house.

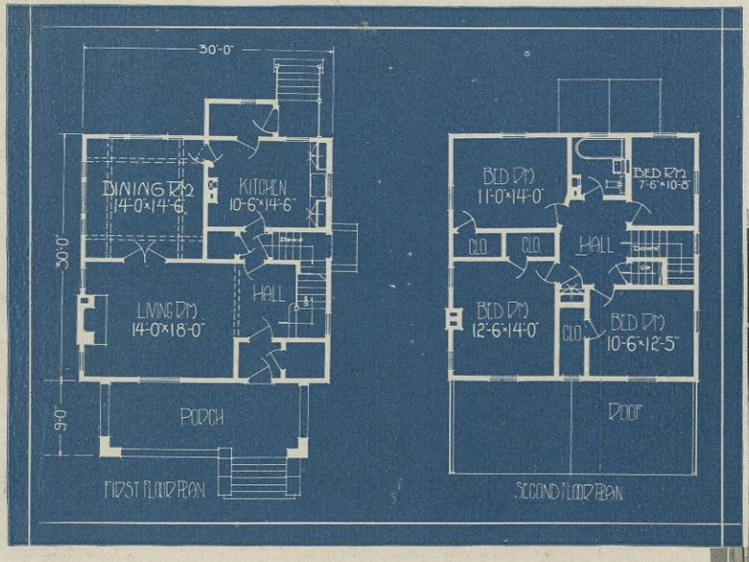




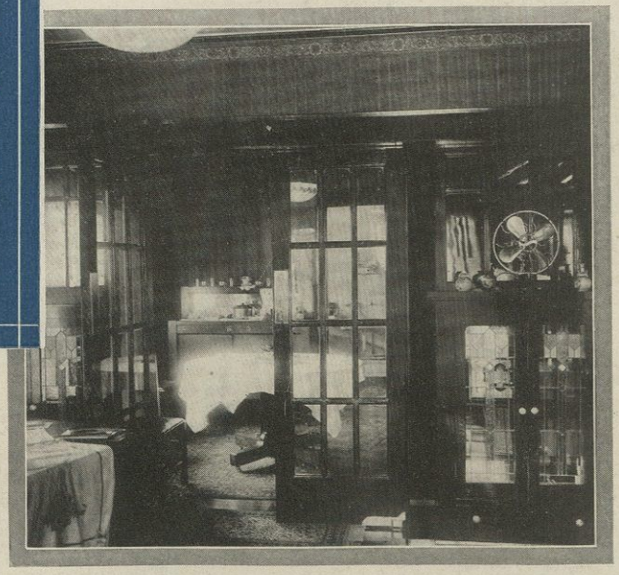
A neat arrangement of fireplace and bookcases in living room. Similar ideas on same subject will be found in the cabinet section of "Suggestions to Home Builders" book. This house has two out-of-the-ordinary ideas that have proven their convenience and practicability. The addition of a breakfast room and "built-in" garage.



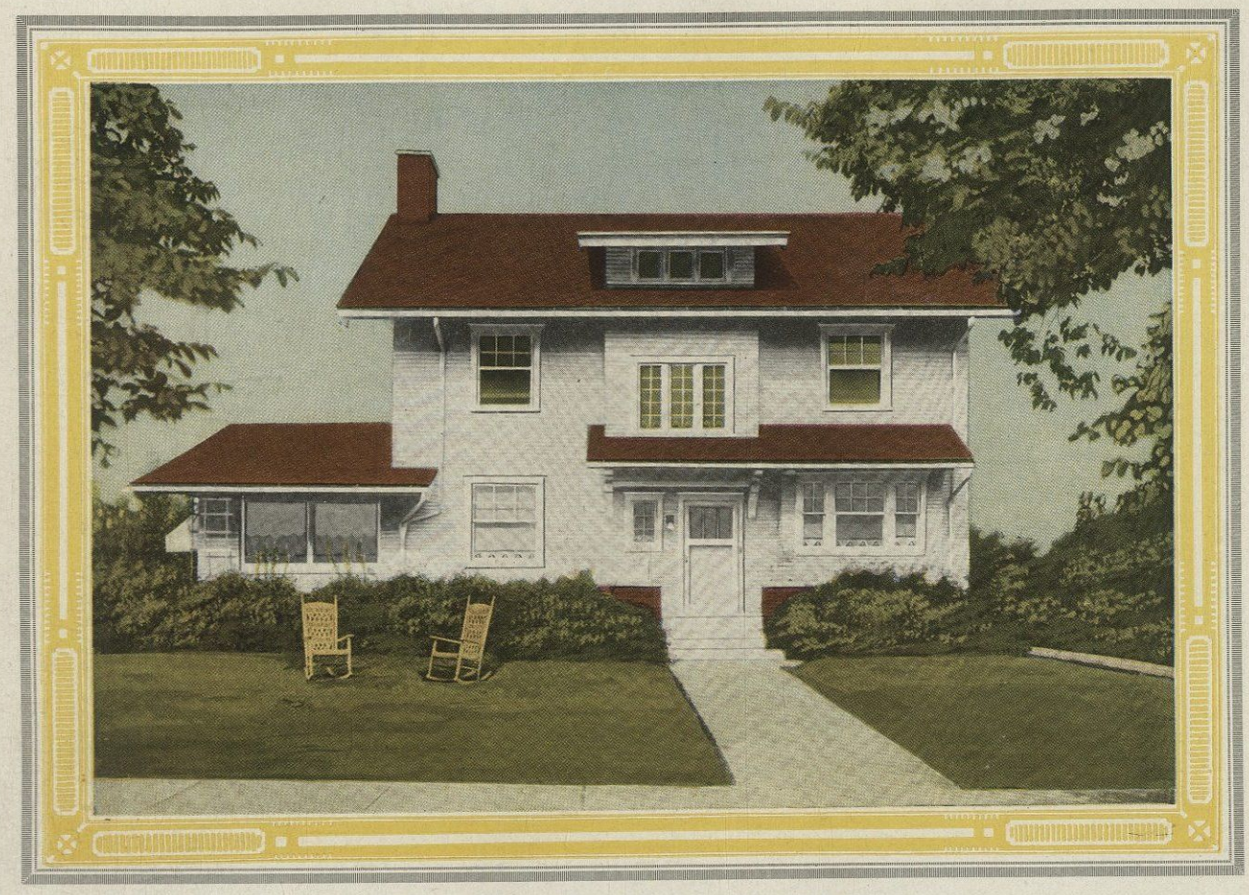
Two Story Residence No. 4007



THIS is a Square House 30 feet by 30 feet with 9-foot front porch. The downstairs provides generous space for a living room, dining room and kitchen. The upstairs has been divided between three bedrooms, a bath and a small bedroom or den.

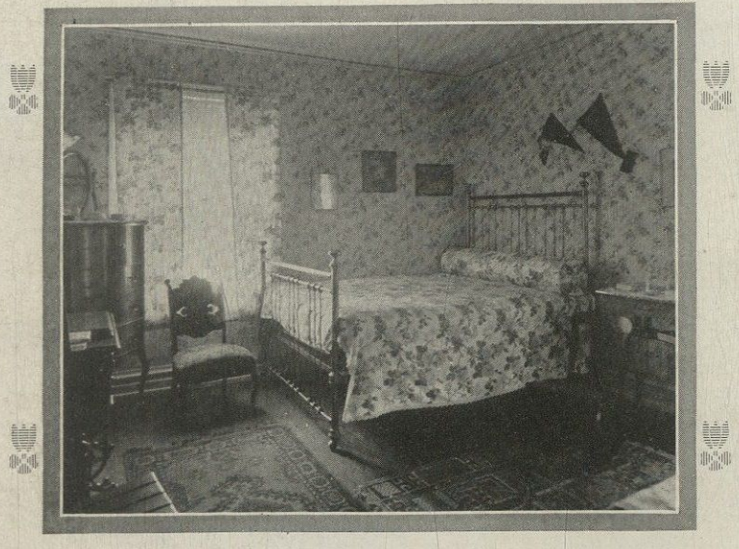


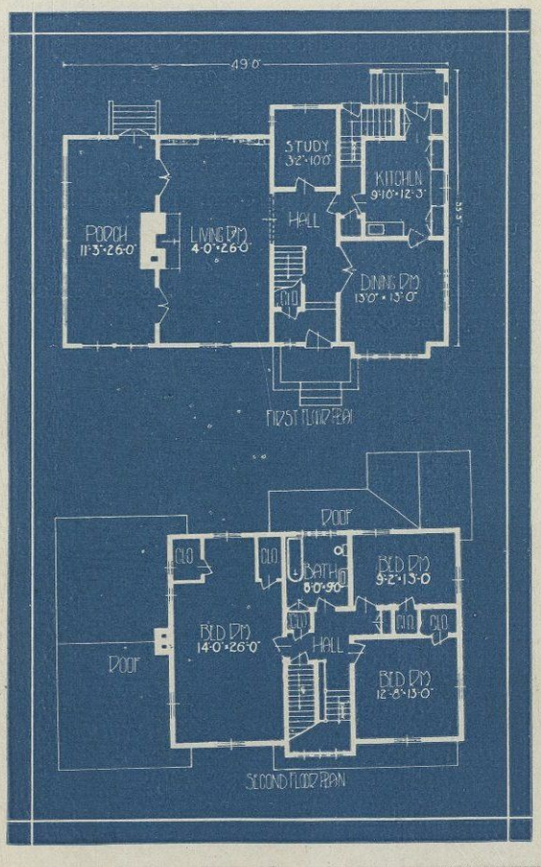
This interior shows the entrance to the dining room from the living room. A complete catalogue of similar designs of mill work will be found in that section of our "Suggestions to Home Builders" book. This section provides quite a number of suggestions to cover such situations as this.



Two Story Residence No. 4008

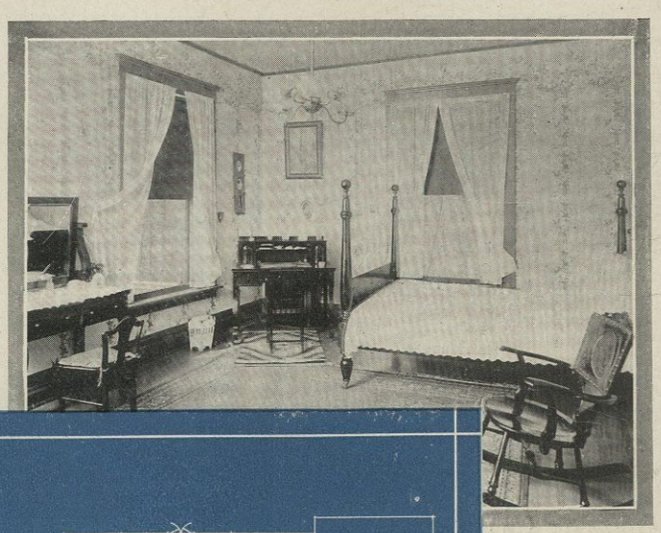
THIS Home combines the beauty of old fashioned architecture with practical up-to-date convenience of construction. It is 49 feet by 35 feet 3 inches. In addition to the usual living and dining rooms and kitchen, this home is provided with a study or library and has a big roomy sun porch. The upstairs has one real large bedroom, two smaller ones and an adequate amount of closet space.

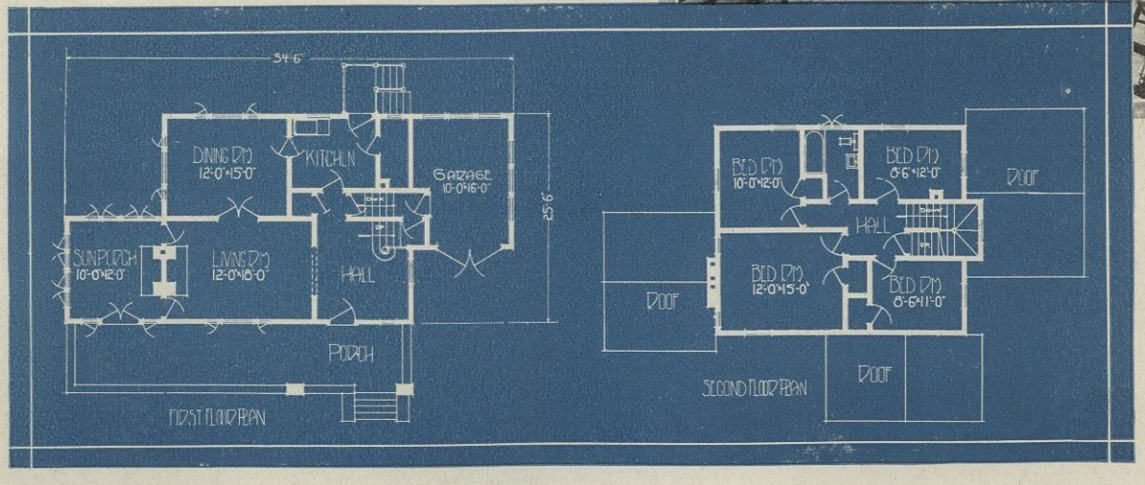




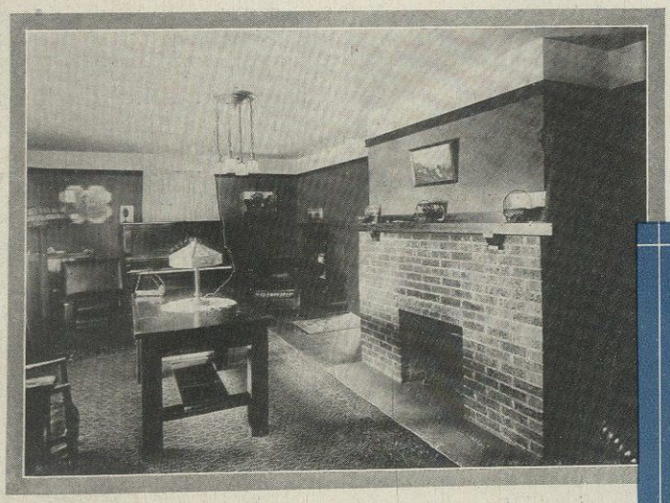
Two Story Residence No. 4009

THIS is a good example of the artistic appearance a modern stucco home can present. Note the built-in garage arrangement to keep it heated in winter and still keep it separated from the rest of the house. This home has a double fireplace, one being in the living room, the other being in the sun parlor. The outside dimensions of this home are 54 feet 6 inches by 25 feet 6 inches. The interior here shown displays the advantages of a roomy bedroom.

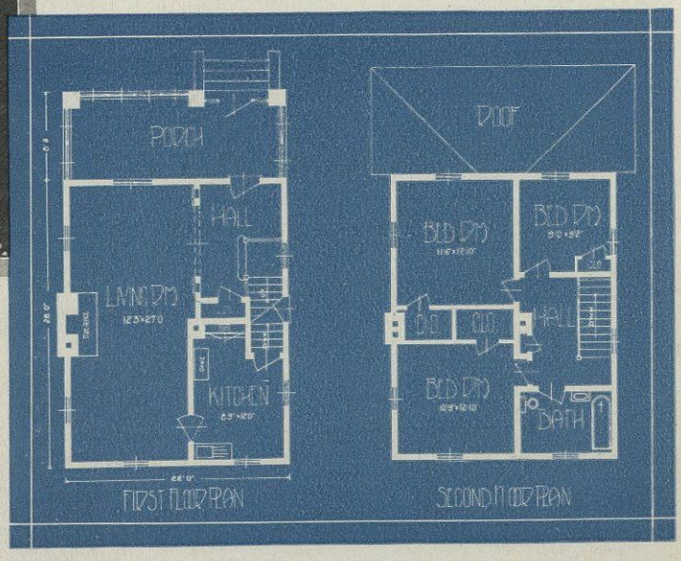




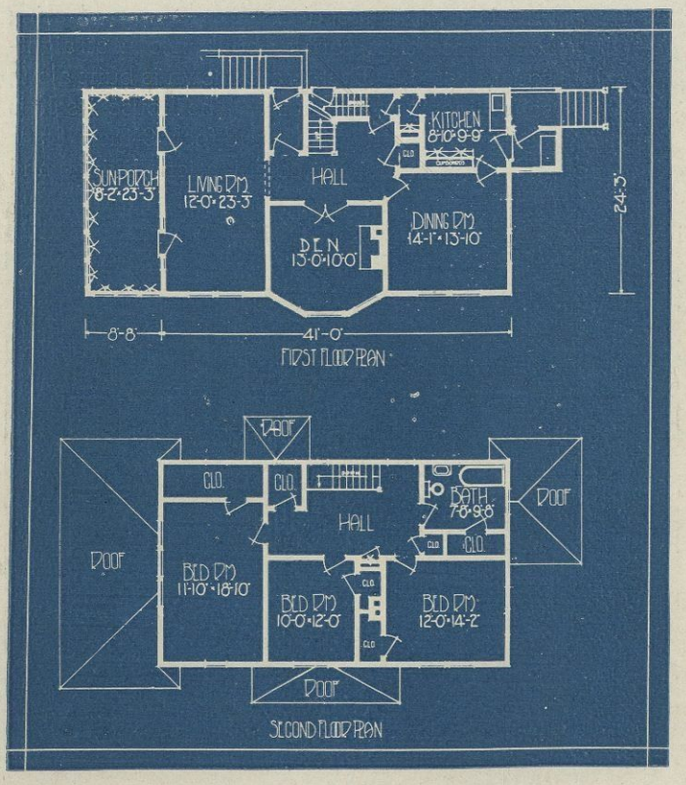
Two Story Residence No. 4010



THIS is another good example of the pleasing appearance that can be built into a straight-line square home. The garage shown is built along the same lines as the house. The house itself is 22 feet by 28 feet, with an 8-foot 9-inch front porch. Downstairs, a combination living and dining room runs the complete length of the home. The upper floor is divided into three bedrooms and bath. This interior is taken from one end of the combination living and dining room. It shows a simple design of fireplace that occupies the center of the room. A complete catalogue of fireplaces will be found in the Cabinet Section of the "Suggestions to Home Builders" part of this service.

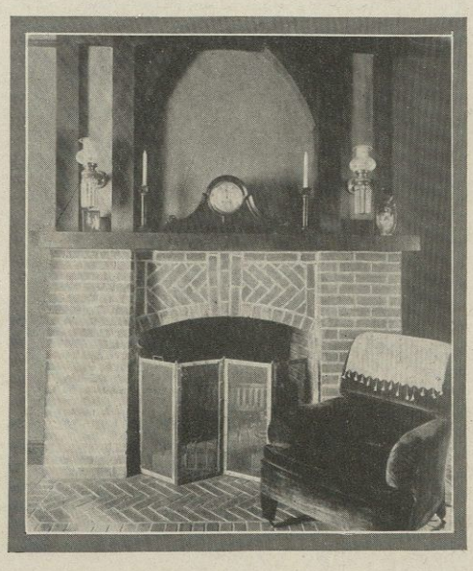


Two Story Residence No. 4011



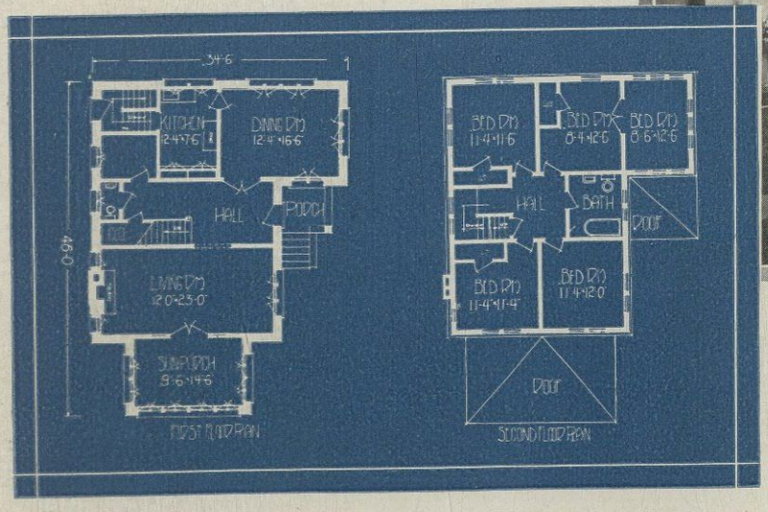
THIS home is 24 feet 3 inches wide by 41 feet long, exclusive of the sun porch, which adds 8 feet 8 inches to the length of the house. The first floor in addition to the sun porch, contains a living room running the width of the house, a good-sized den and square dining room, and a small kitchen. The upper floor has three large bedrooms and a bath, with a hall which in itself is a good sized room.

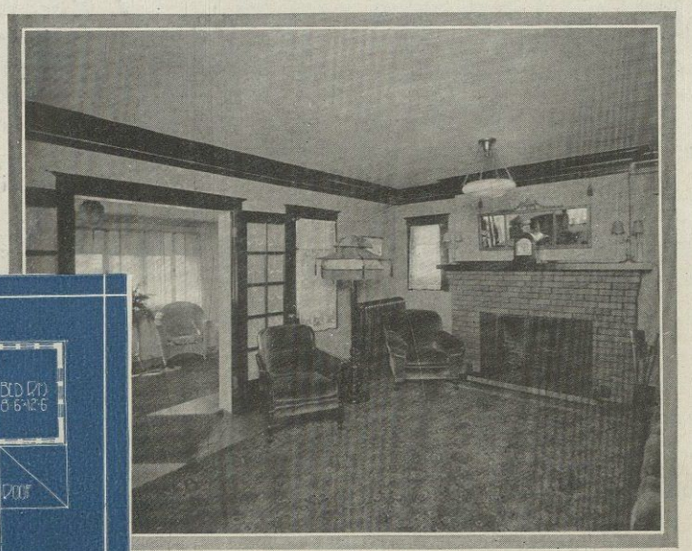
This little cut shows a built-in fireplace which plays an important part in the equipment of the den. A complete catalogue of fireplace designs will be found in the Cabinet Section of our "Suggestions to Home Builders" book.



Two Story Residence No. 4012

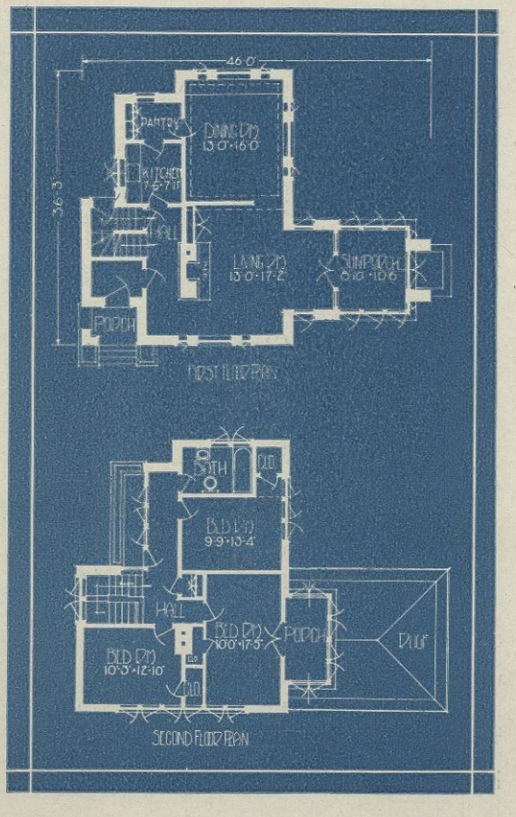
THIS illustrates the more expensive type of two-story residence. The design, however, with a judicious substitution of building material can be carried out at a comparatively low cost. The building is 34½ feet wide by 46 feet long. The first floor consists of a sun porch, living room, hallway, den, dining room and kitchen. The upper floor has four bedrooms with sleeping porch and a bath.





This interior shows a corner of the living room and a peep into the sun porch. Complete catalogues of the various details shown in this room can be found in their respective sections of our "Suggestions to Home Builders" book.

Two Story Residence No. 4013

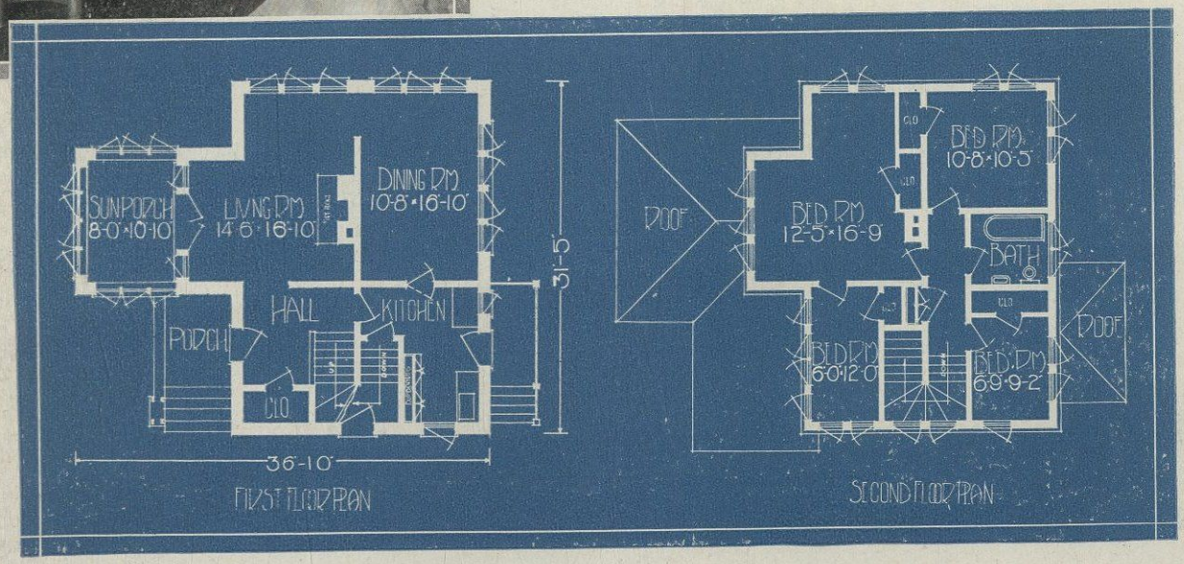


THIS is another rather elaborate and expensive residence, whose practical and up-to-date lines and appointments can be retained and still have the cost considerably reduced by the substitution of less expensive building materials. With the help of our "Suggestions to Home Builders" book you can choose your own substitutes. We will gladly figure the cost for you.

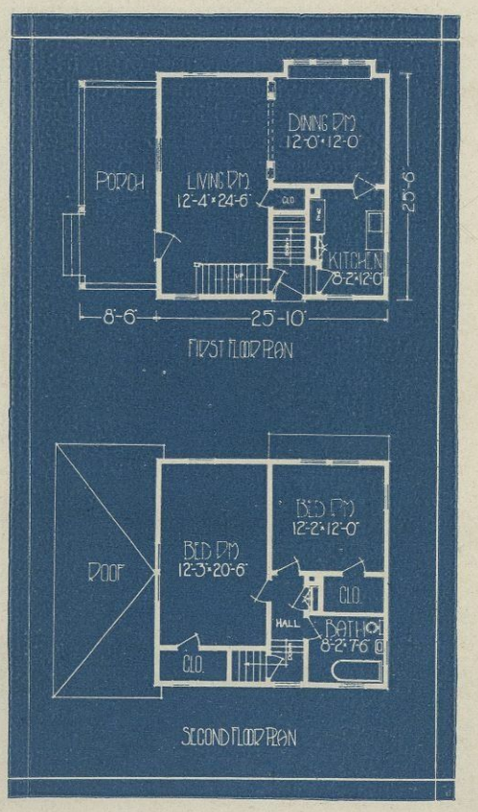
This home is 46 feet wide by 36 feet 3 inches long. It is laid out so as to provide a wealth of light and fresh air.

Two Story Residence No. 4014

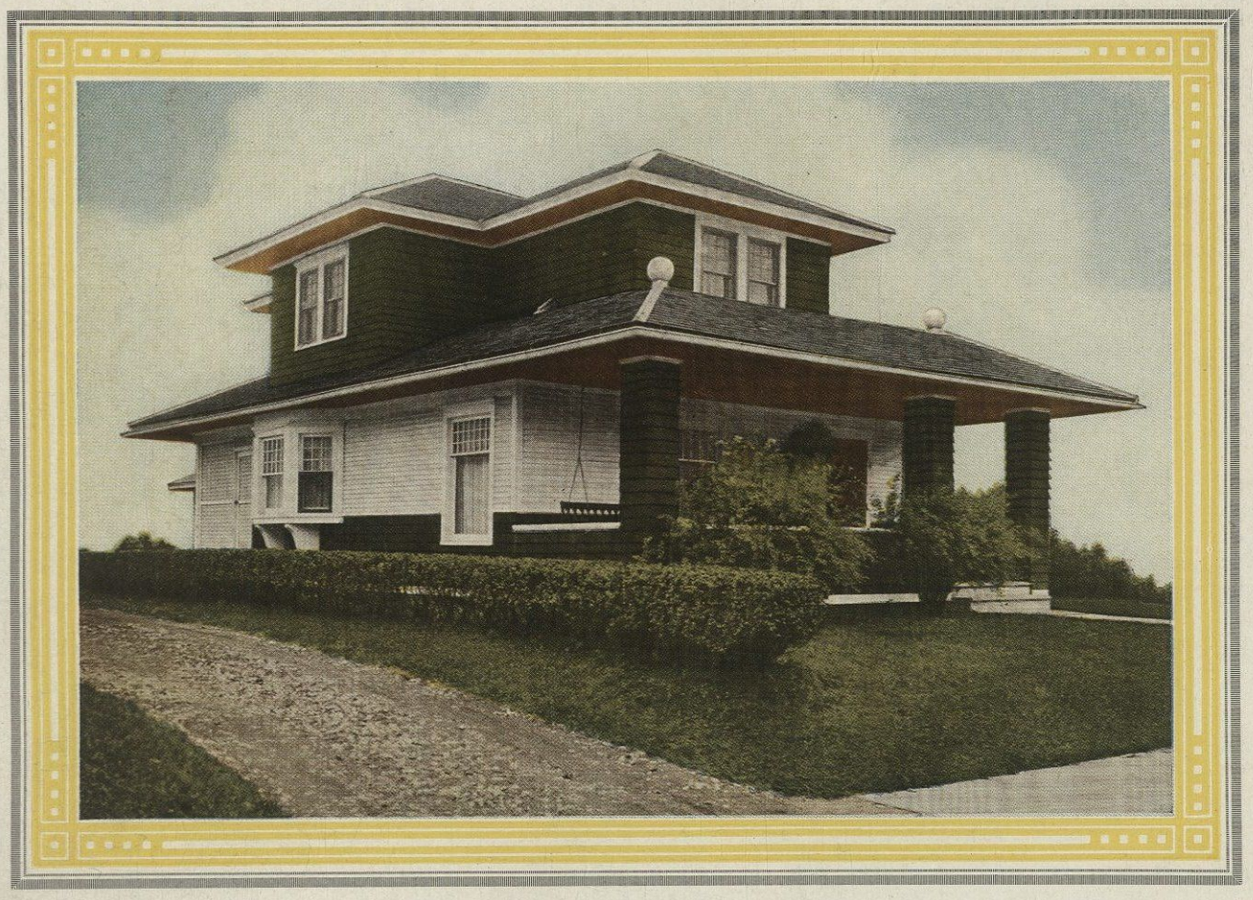
THIS is a combination brick and stucco building of rather expensive design. It is 36 feet 10 inches by 31 feet 5 inches. In addition to the sun porch in the foreground, there is a large living room and a dining room of the same size. A modern kitchen completes the first floor. Two large bedrooms, two small ones and a bath account for the space in the upper floor. This interior illustration shows how a large living room can be laid out.



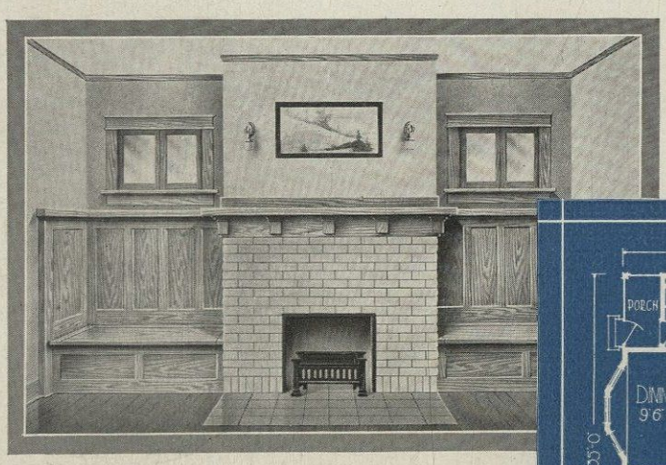
Two Story Residence No. 4015



THIS picture illustrates a less expensive type of residence. The garage to the left carries the same style of architecture as the home. The residence is 25 feet 6 inches wide by 25 feet 10 inches. The length is increased by an 8½-foot front porch. A living room running the full width of the house and separated from a small dining room by colonnades, together with a kitchen, complete the first floor of the building. The upper floor has two bedrooms and a bath. One of these bedrooms, with the exception of closet space, runs the full width of the building. Note the modern sideboard, electric fixtures and paneling effect displayed in this dining room.

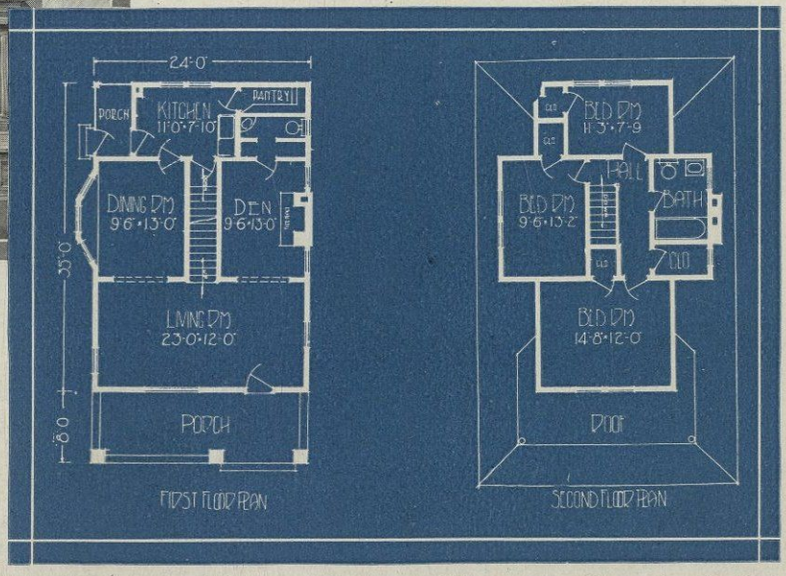


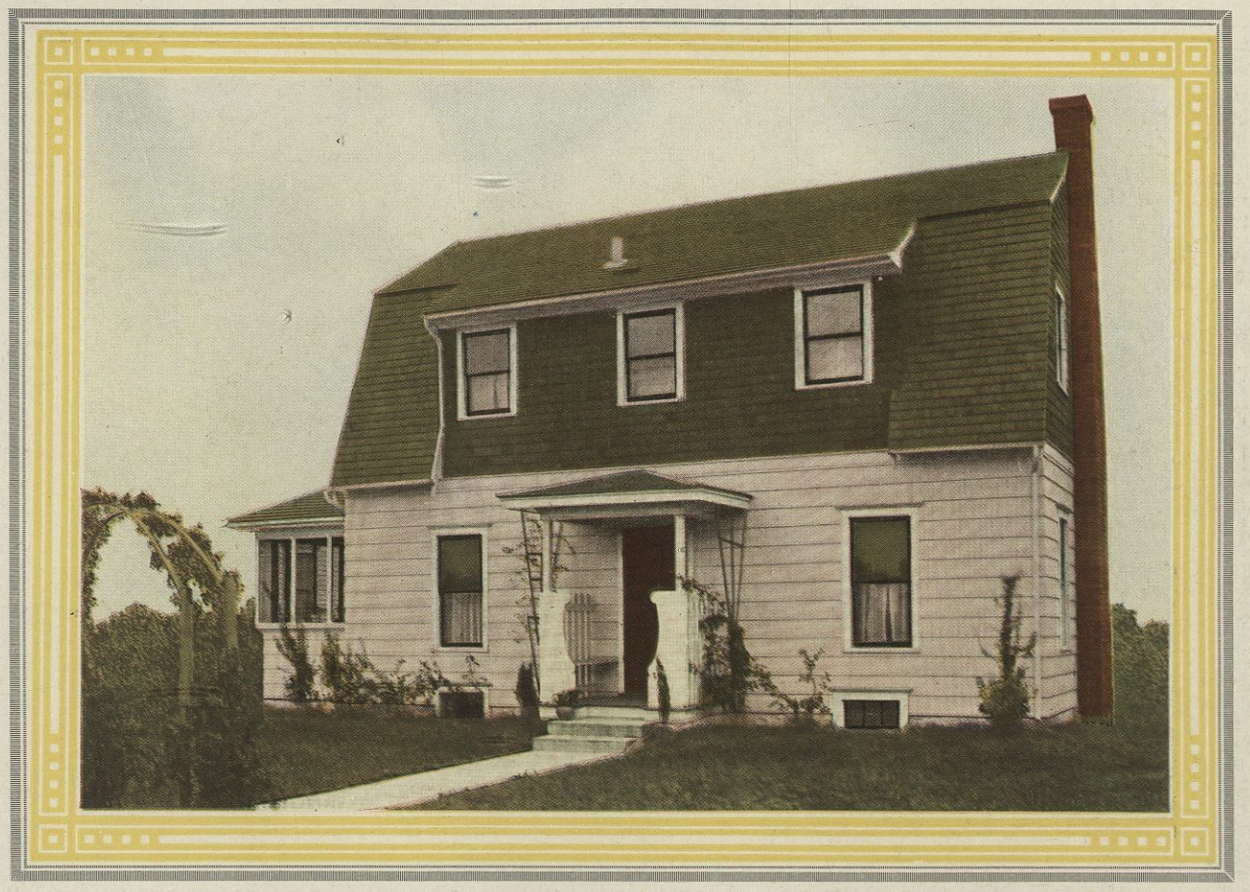
Two Story Residence No. 4016



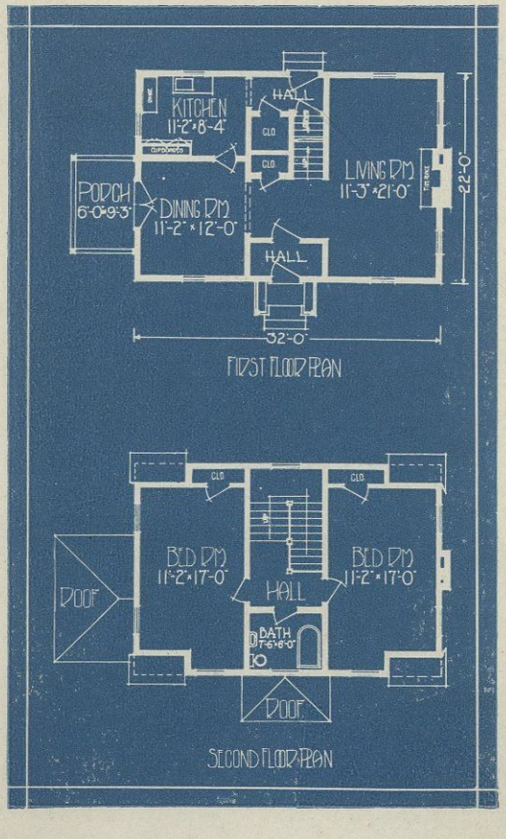
This home has a fireplace built into the den. The den is large enough to be classified as a small living room. Naturally, this fireplace is the most important feature of this room. Not being able to take a photograph of this section of the home, we submit Universal Design No. 113, which shows an ideal arrangement to take care of an occasion of this kind. Further ideas on the same subject can be secured by consulting our "Suggestions to Home Builders" book.

A Pleasing effect produced by the combination of shingles and siding. This home is 24 feet by 35 feet, with an 8-foot front porch. The living room runs the full width of the front of the house. A den and dining room, separated by a hallway, make up the next section of the house, while a kitchen and washroom and toilet complete it. The upper floor is divided between three bedrooms and a bath.



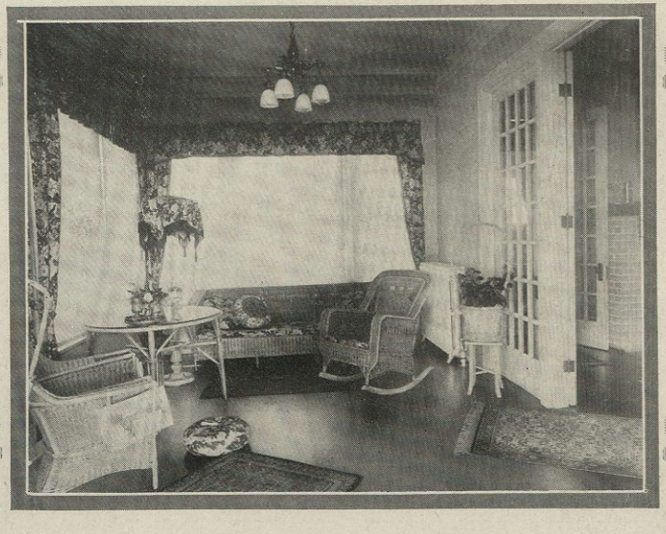


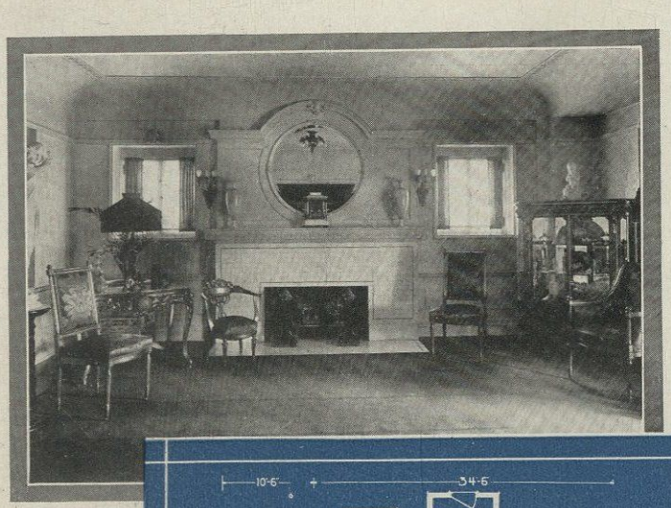
Two Story Residence No. 4017



A Quaint little home which cannot help but please. It combines the old-fashioned lines with modern equipment to produce a real home. It is 32 feet wide and 22 feet deep. The first floor contains a big living room, a medium-sized dining room and kitchen, with a small sun porch having its entrance from the dining room. The upper floor is divided between two real large bedrooms and a bath.

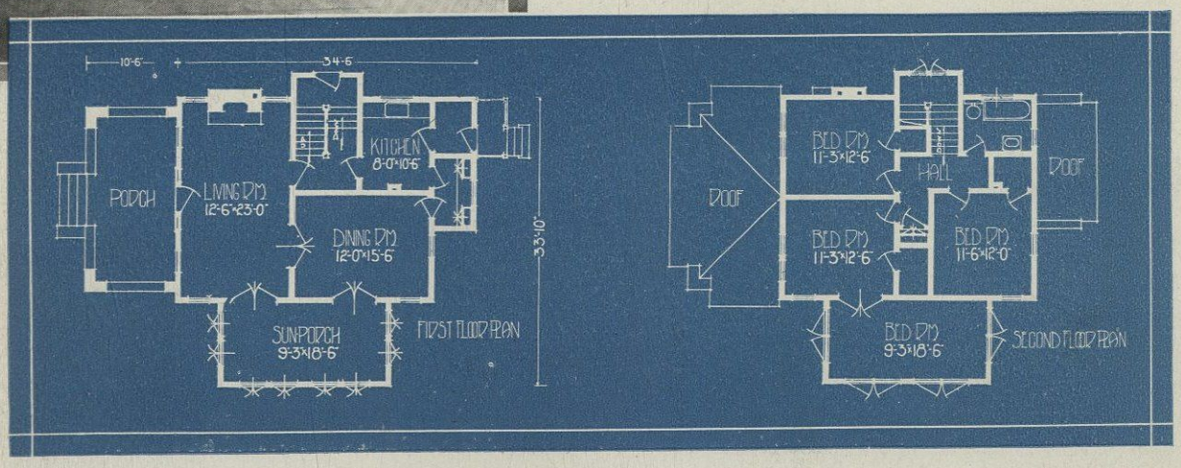
This interior illustrates an up-to-date way of transforming a sun porch into a practical living room. Ideas covering the millwork, heating and lighting appointments of this room will be found in the respective sections of the "Suggestions to Home Builders" division of this service.





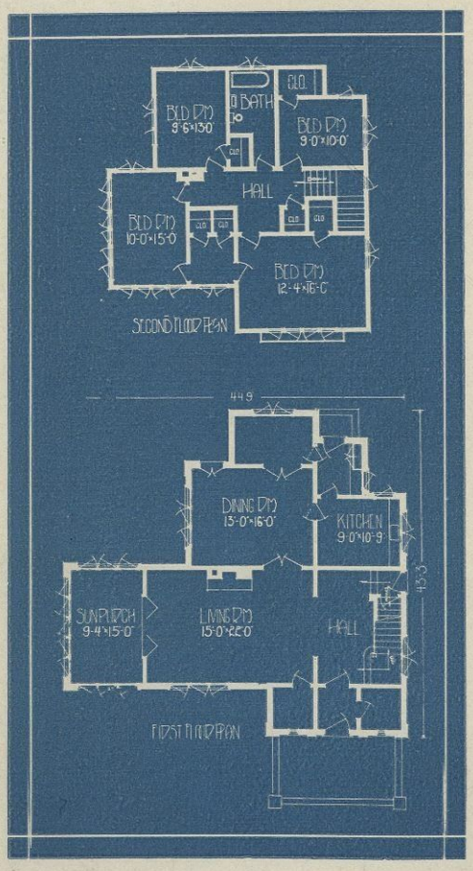
Two Story Residence No. 4018

A Higher priced home constructed entirely of stucco. It is 33 feet 10 inches by 34½ feet long, the front porch measuring 10 feet 6 inches. The right section of the building downstairs is used as a sun porch. Upstairs it makes an ideal bedroom. The other rooms downstairs are a large living room, dining room and kitchen, while the balance of the upper floor is divided between three more bedrooms and a bath. This interior shows an elaborate arrangement for a living room.

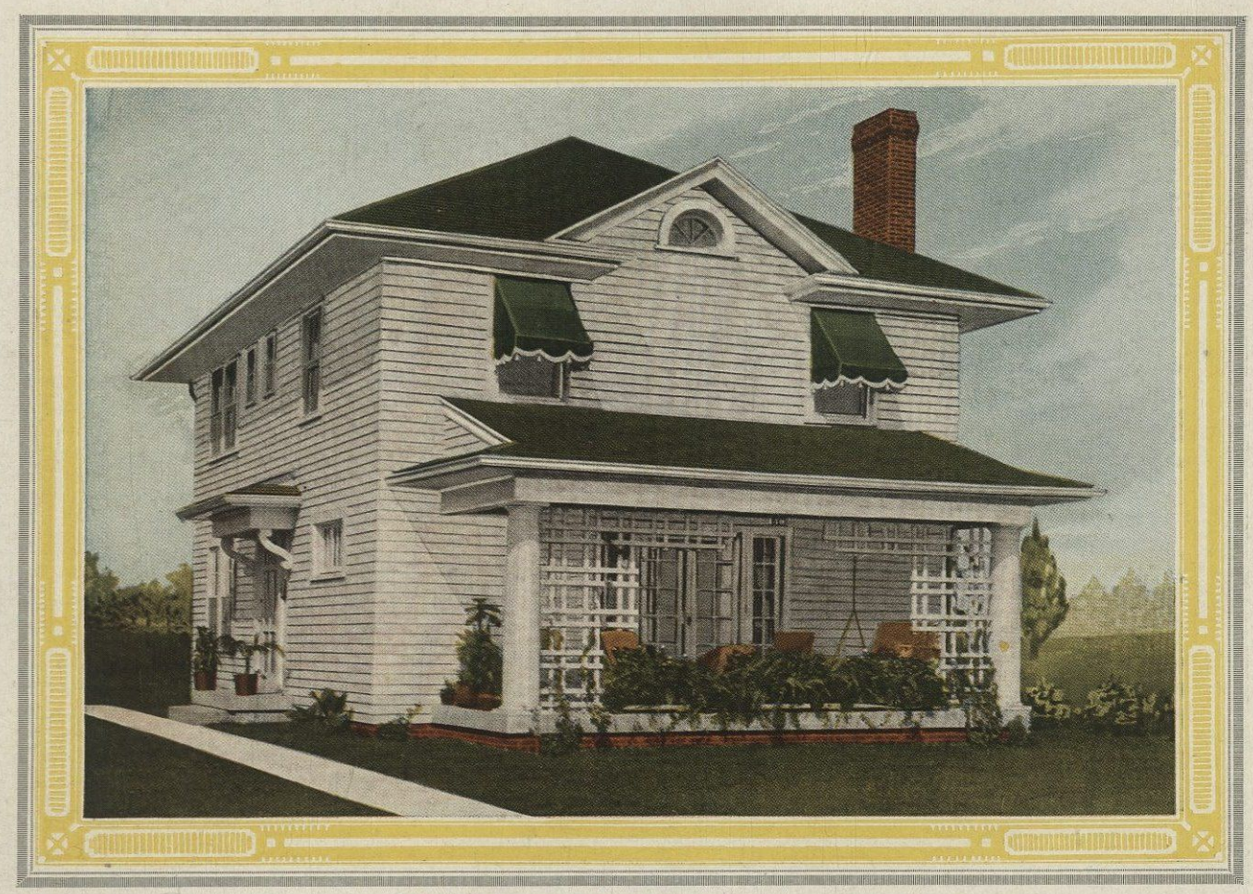


Two Story Residence No. 4019

ANOTHER more expensive type of brick and stucco with wood trimming home. Note that the built-in garage in this instance is actually an artistic addition to the design of this home. The building is 44 feet 9 inches by 43 feet 3 inches. The first floor, running the full width of the front of the house, is a reception hall, living room and sun porch, all good sized rooms. Immediately behind this is a dining room and kitchen, with a small room that can be used for a sewing room, breakfast room, etc. The upper floor has four bedrooms and a bath.

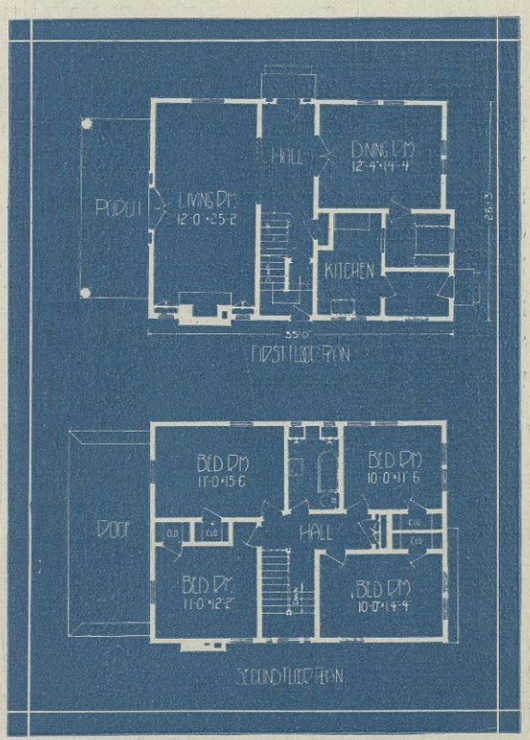


This interior shows a rich staircase effect which can be built into any two-story residence.



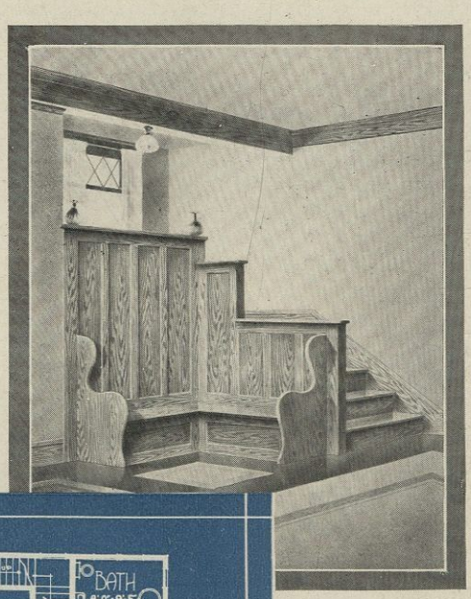
Two Story Residence No. 4020

THIS Residence is 35 feet by 26 feet 3 inches. The living room runs the full width of the house and is separated from the dining room and kitchen by a reception hall. Between the dining room and kitchen has been placed a little breakfast room. Upstairs is divided between four large bedrooms and bath and the usual amount of closet space.

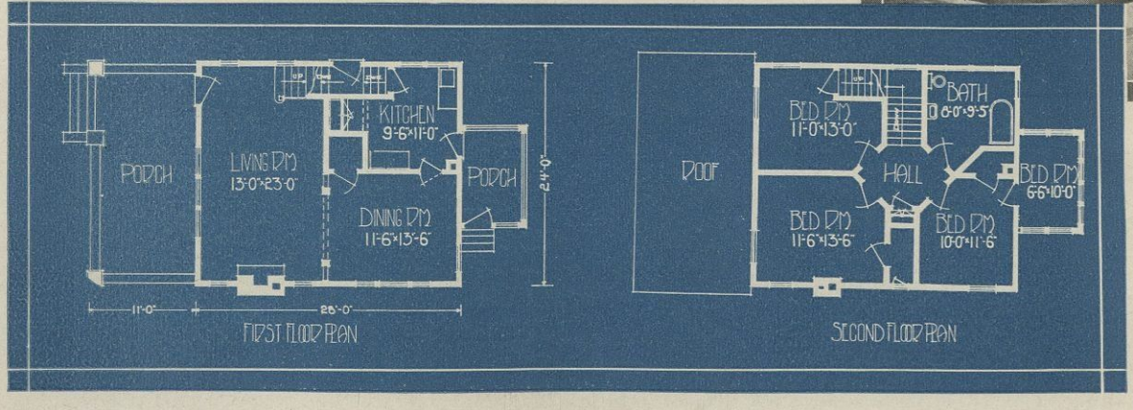


This illustration shows what can be done to an ordinary bathroom by the addition of a little cabinet work. A wealth of ideas along this line are at your disposal in the "Suggestions to Home Builders" section of this service.

Two Story Residence No. 4021

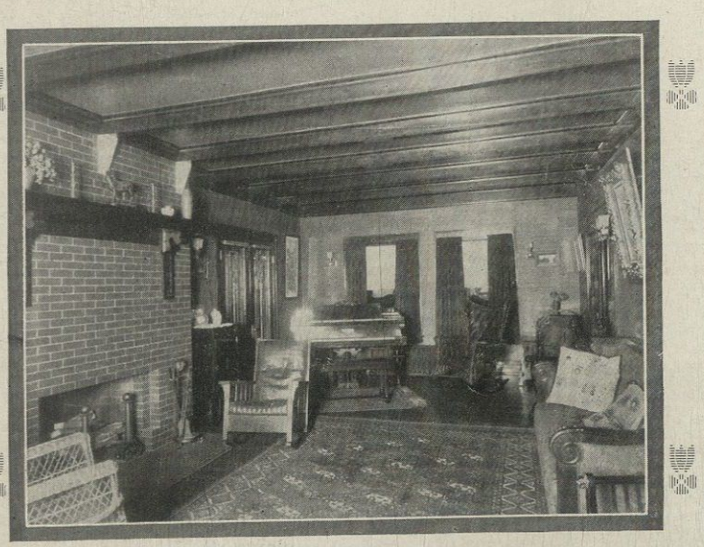


A Simple, inexpensive, yet rich looking two-story residence measuring 24 feet by 28 feet with an 11-foot well sheltered front porch. On the first floor the living room extends the full width of the house. It is separated from the dining room by modern colonnade design. The kitchen having its entrance from the dining room, completes the first floor. The upstairs is divided between three large bedrooms and a bath, with a small sleeping porch opening from one of the bedrooms. The interior here shown is Universal Design No. 121 and illustrates a neat, inexpensive stairway arrangement.

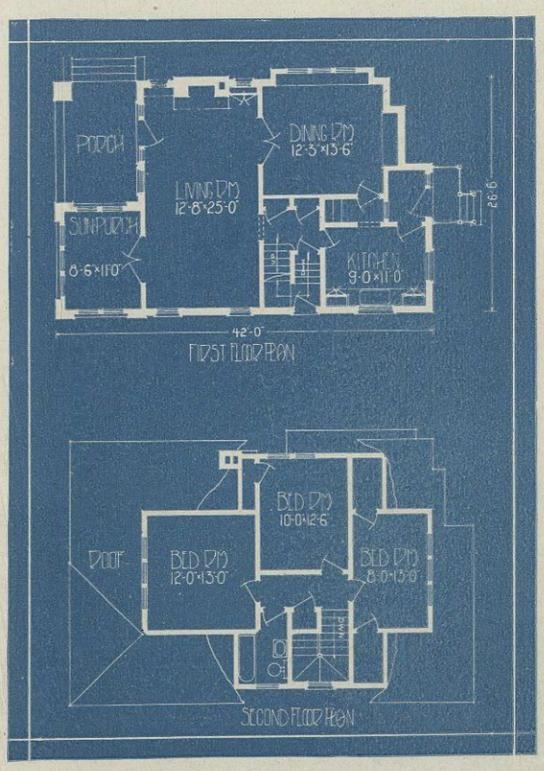


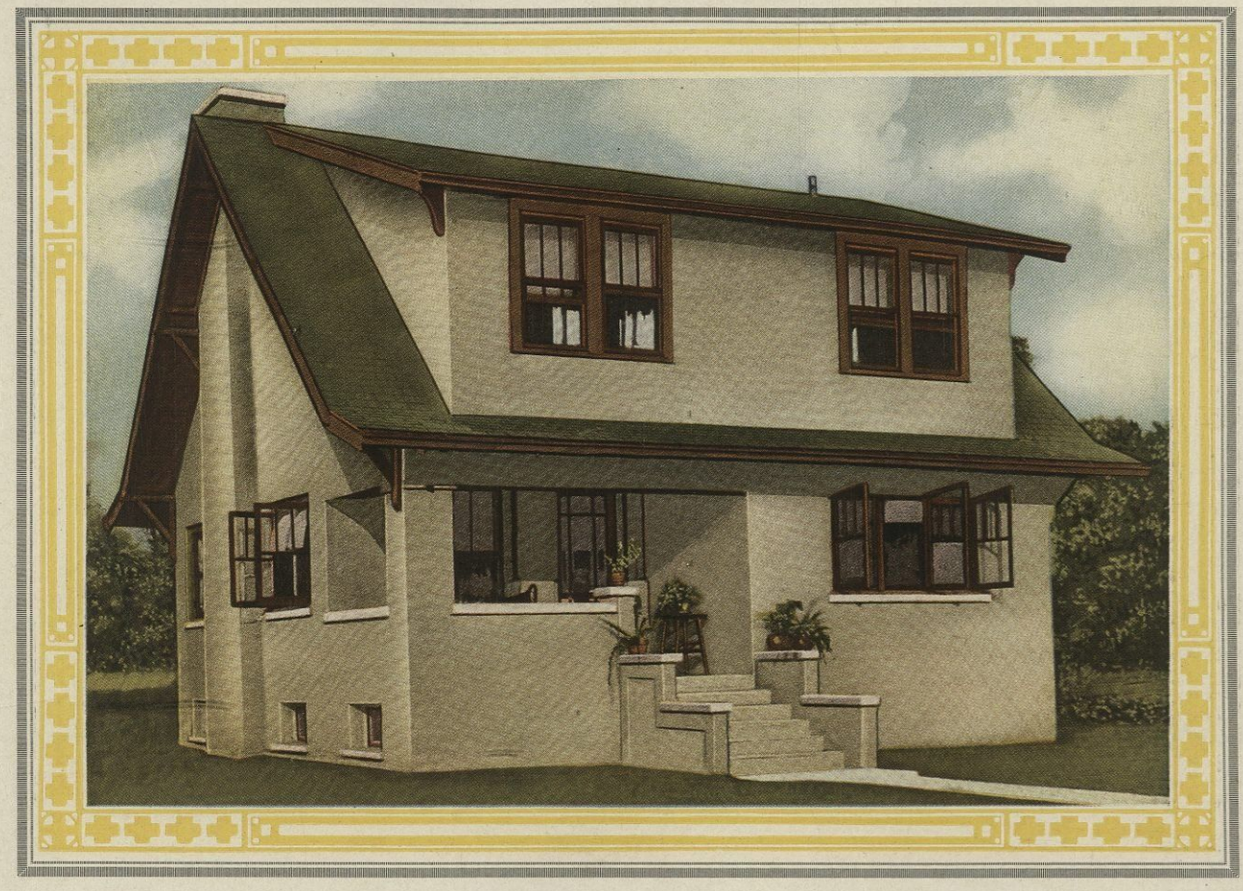
Two Story Residence No. 4022

THIS Home is 26½ feet wide by 42 feet deep. The front section of the house is divided between the porch proper and the sun porch. A living room extends the full width of the house, while a dining room and kitchen complete the downstairs arrangement. The upper floor is divided between three bedrooms and a bath.



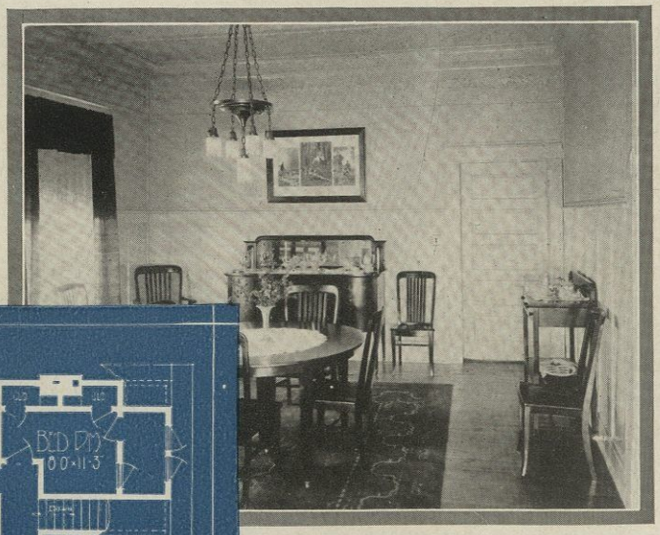
This interior illustrates a modern living room with beamed ceiling and shows a brick built-in fireplace of simple yet ornate design. Complete ideas on this subject will be found in our "Suggestions to Home Builders" section of this service.



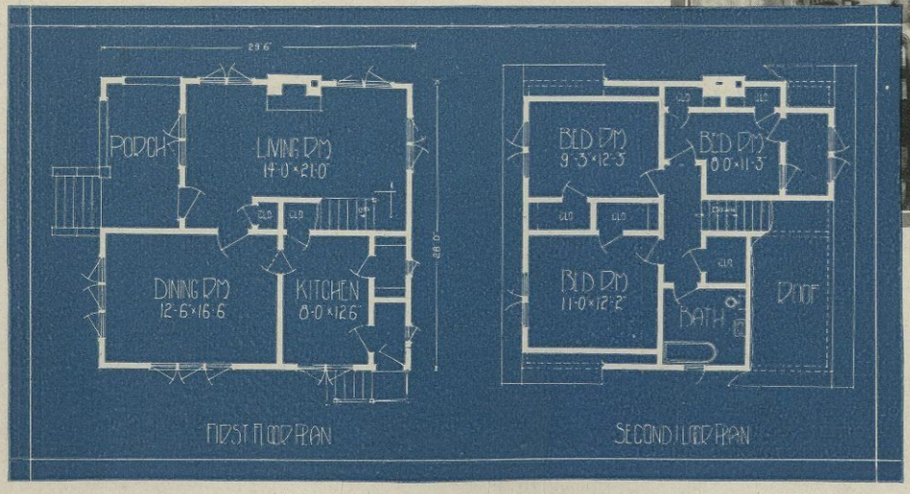


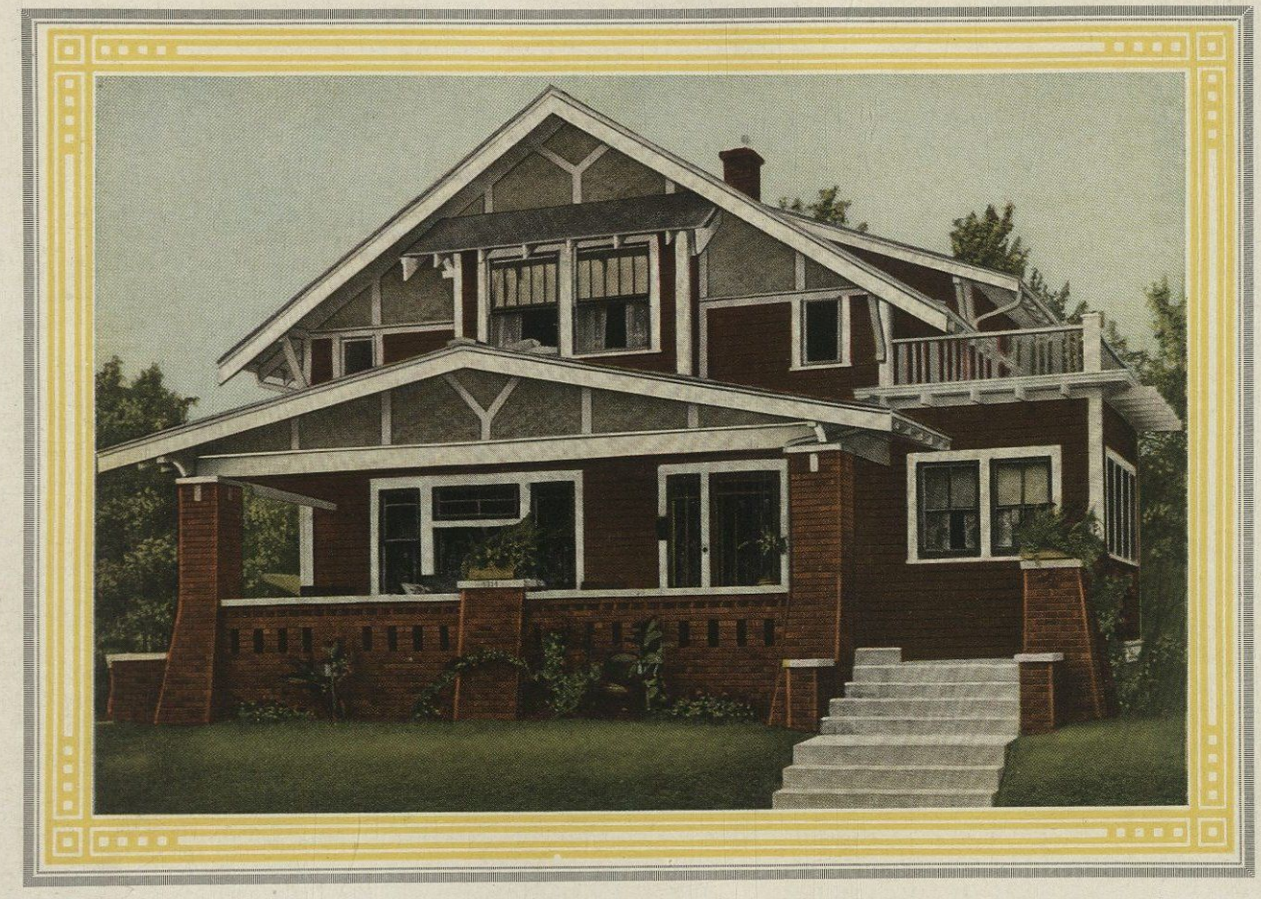
Two Story Residence No. 4023

A Simple inexpensive stucco design of two-story residence. This building is 28 feet wide by 29½ feet long. Adjoining the front porch is a living room that runs to the end of the building. A dining room and kitchen divide up the balance of the space on the first floor. Upstairs we have three bedrooms and a bath with a generous allotment of closet space.



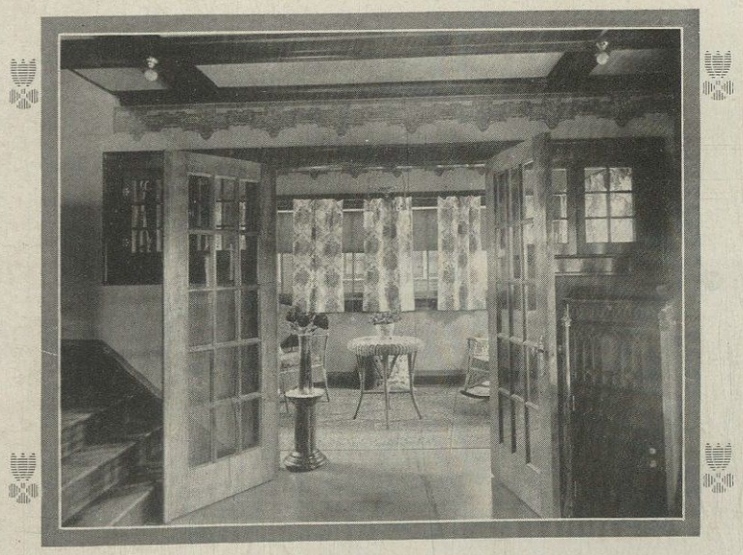
This interior shows a practical paneling effect in the dining room. Note the modern shower electric fixtures. A complete catalogue of similar designs will be found in the Electric and Gas Section of our "Suggestions to Home Builders" book.

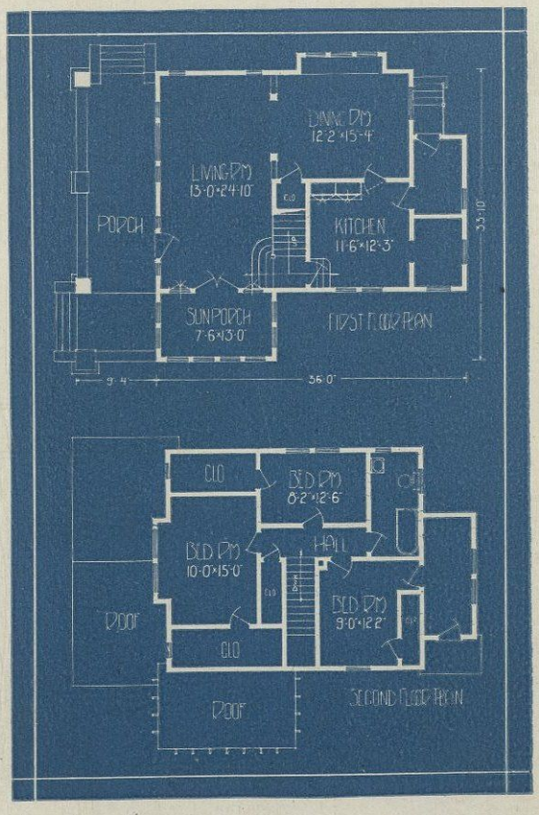


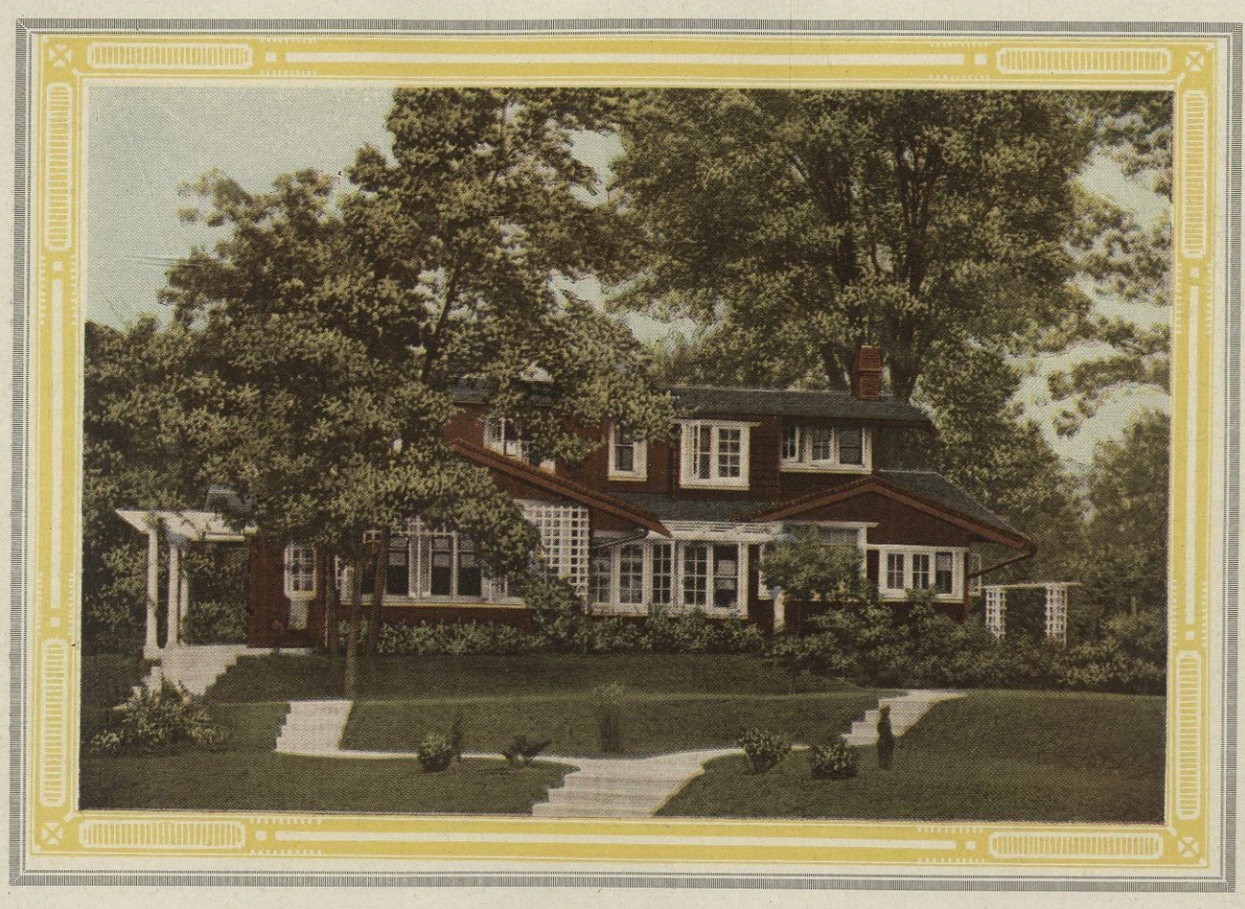


Two Story Residence No. 4024

THIS Residence is 36 feet by 33 feet 10 inches, with a 9-foot 4-inch front porch. The first floor is divided between a living room, dining room and kitchen, with a sun porch off the living room and a smaller room off the kitchen, which can be utilized as a breakfast room. The upper floor has three large bedrooms and bath.

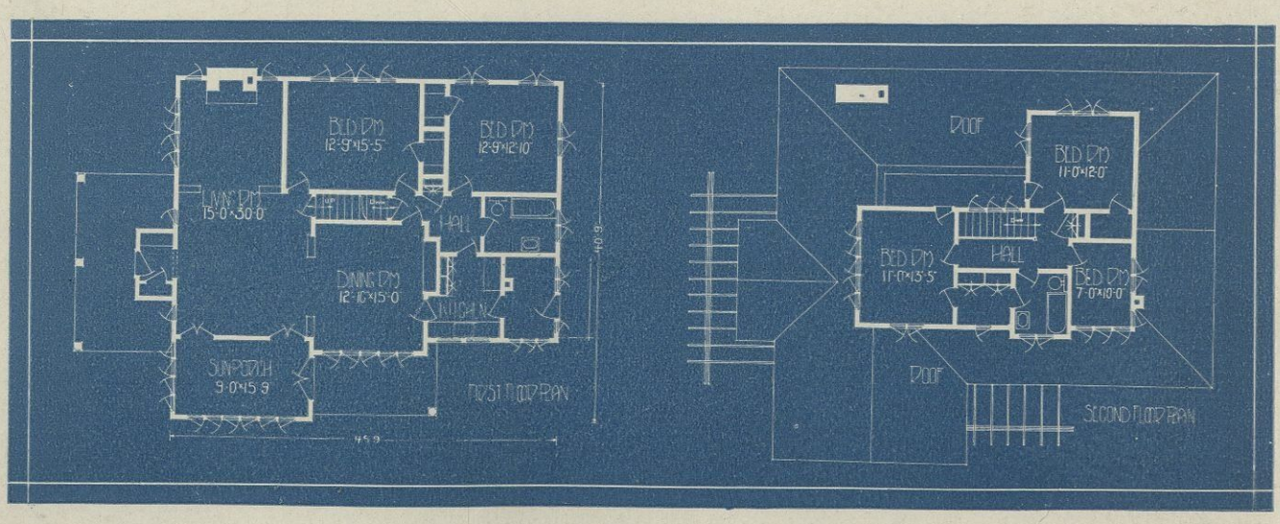


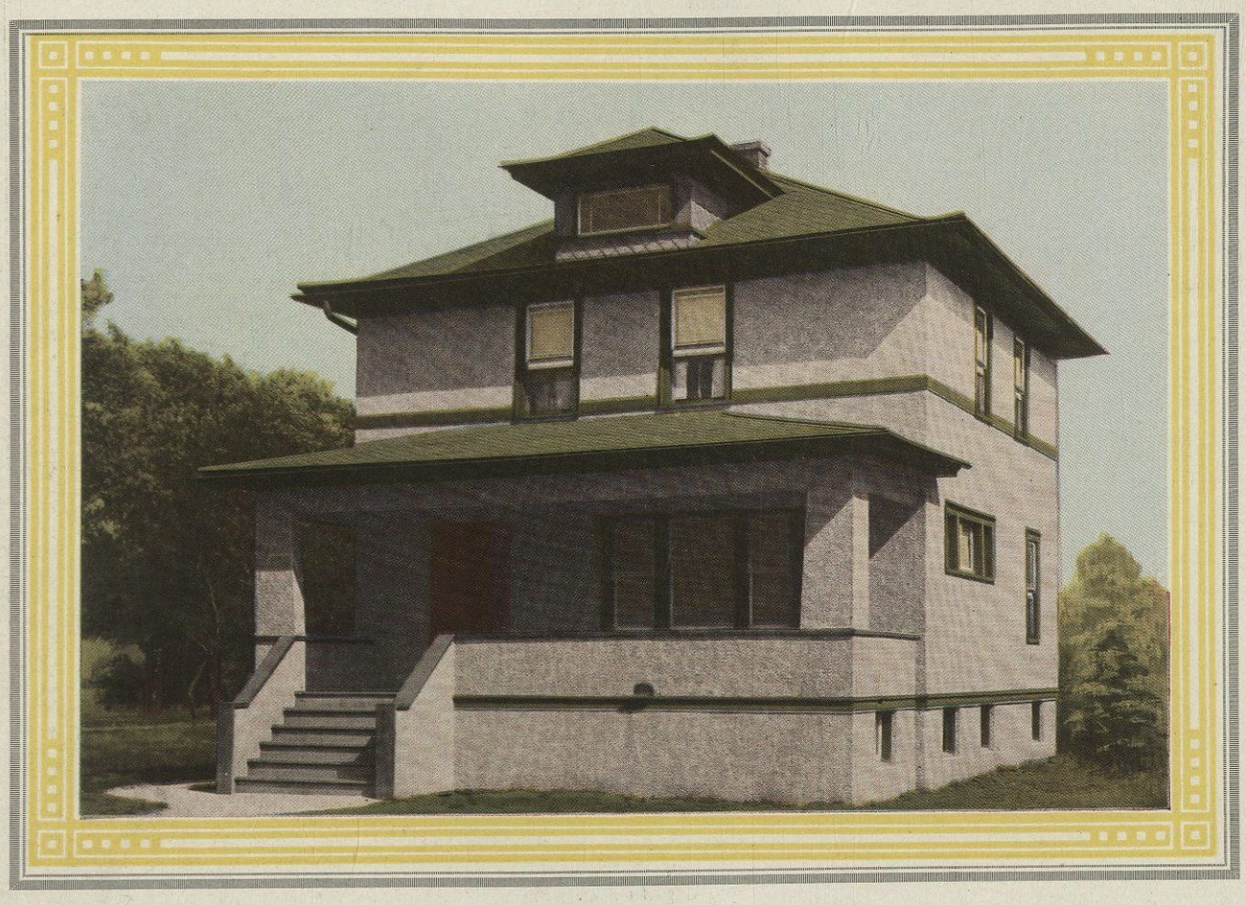




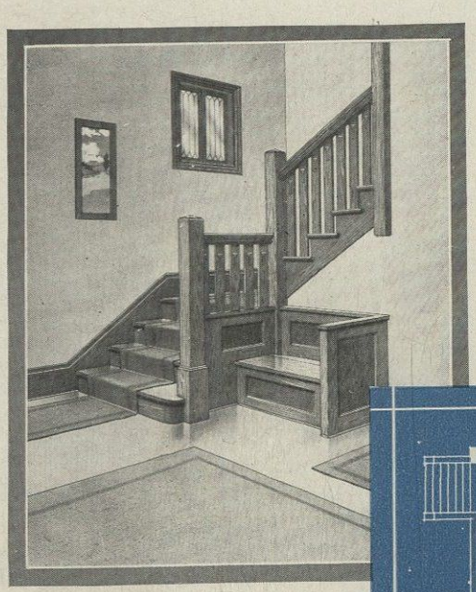
Two Story Residence No. 4025

THIS Home is an example of a real elaborate and somewhat expensive home, and it is completely up to the minute. Its outside dimensions are 40 feet 9 inches by 45 feet 9 inches. A 30-foot living room, dining room, kitchen, two bedrooms, bath and a large sun porch make up the first floor, while the upstairs is divided into three bedrooms and bath.



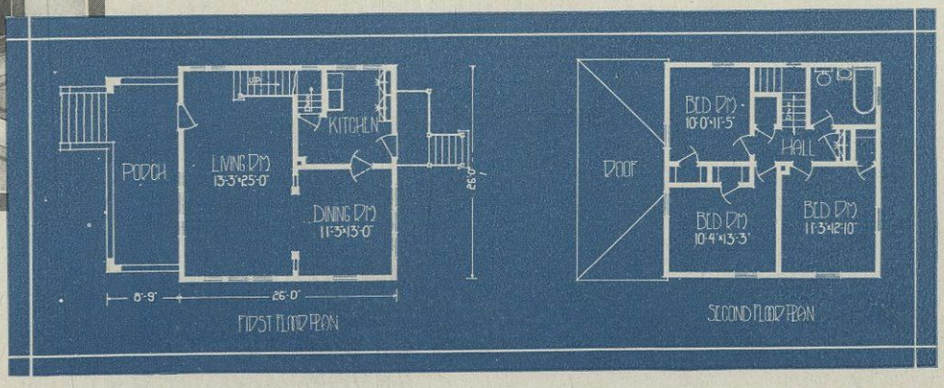


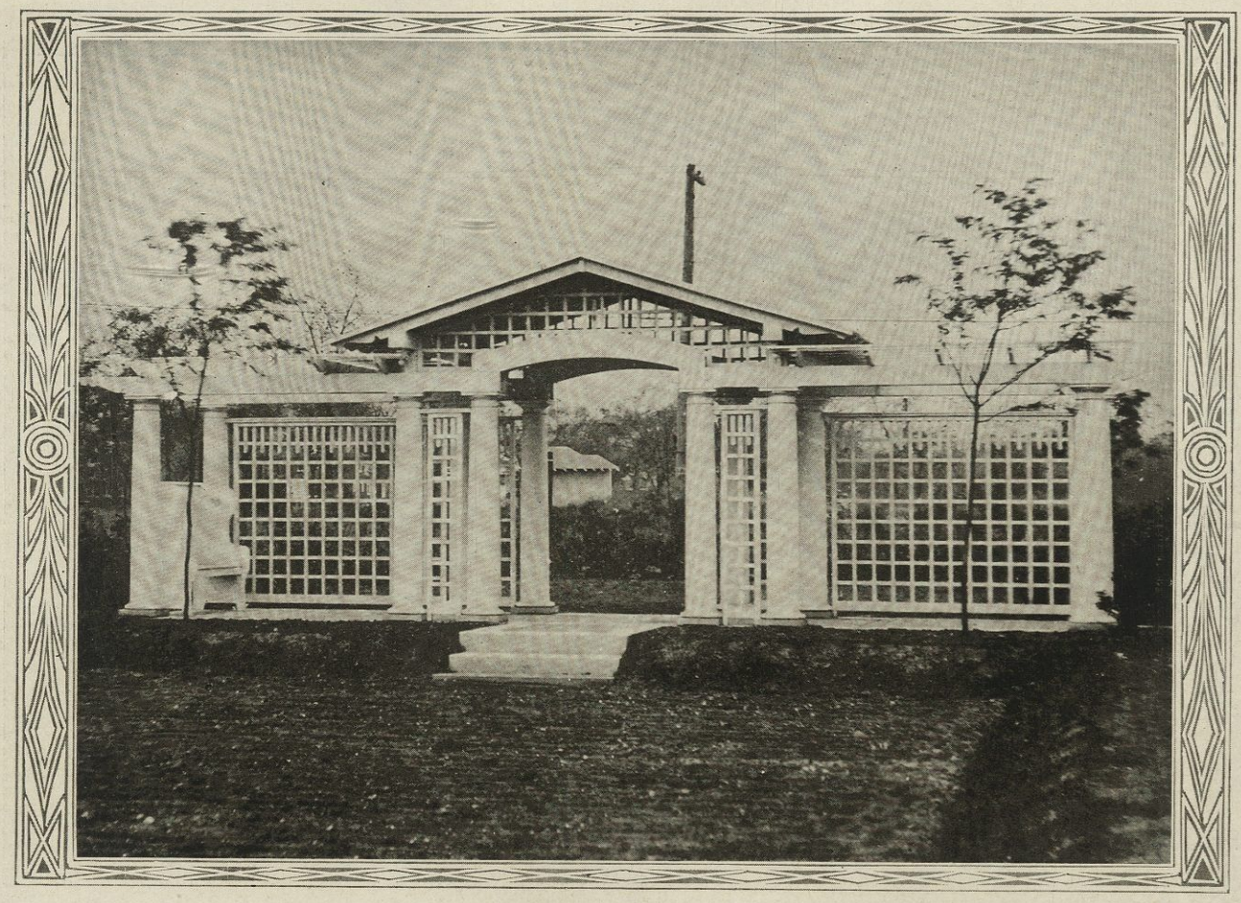
Two Story Residence No. 4026



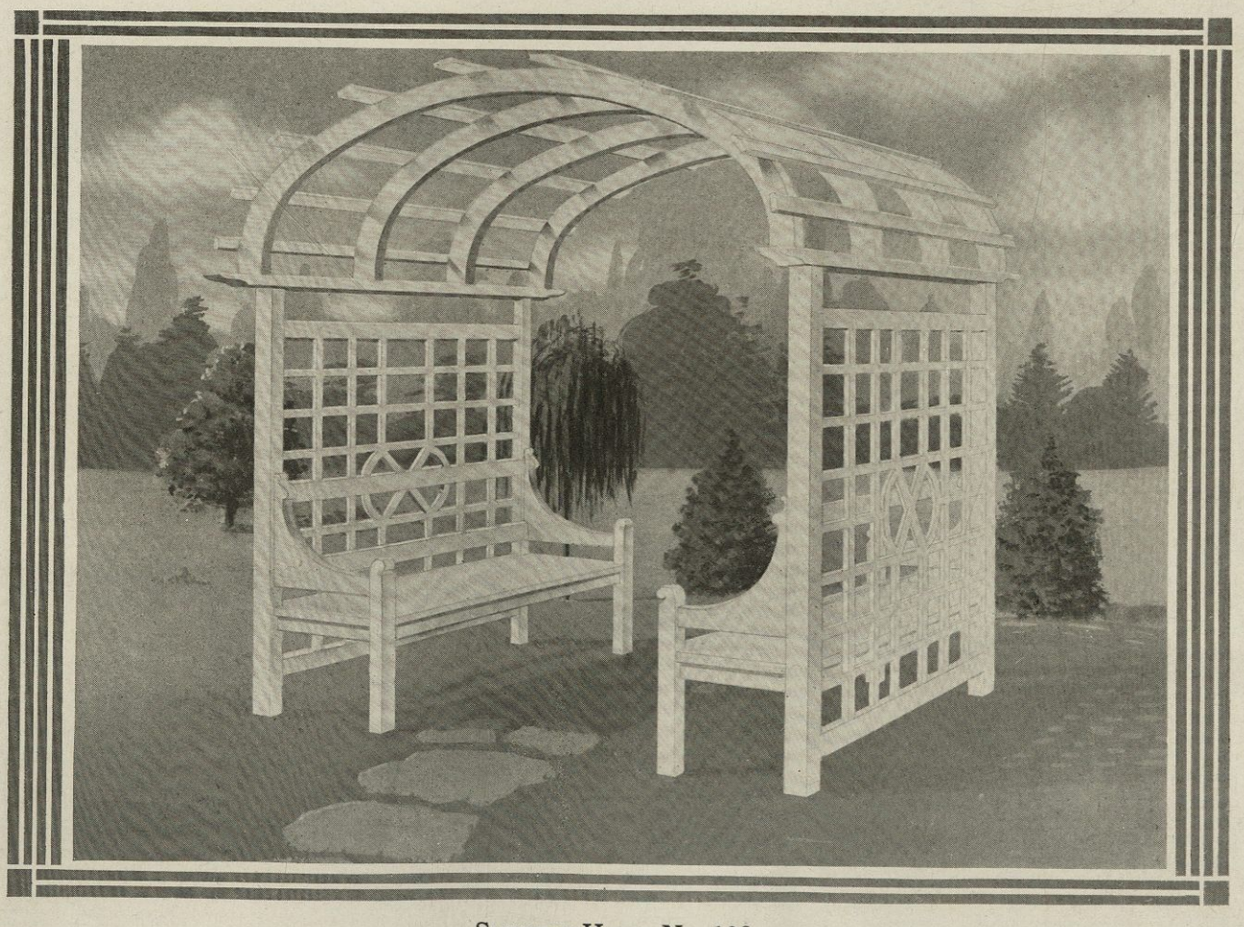
This interior shows Universal Design No. 87. It illustrates a modern yet inexpensive staircase and seat arrangement.

THIS type of stucco two-story residence is perfectly square, being 26 feet and 26 feet, the front porch extending over the length 8 feet 9 inches. The front half of the house is devoted to a living room, from one corner of which, entrance is obtained to the upper floors. The balance of the first floor is divided equally between a kitchen and dining room. Upstairs are three large bedrooms, a small hall and bath; each bedroom is supplied with a generous amount of closet space.

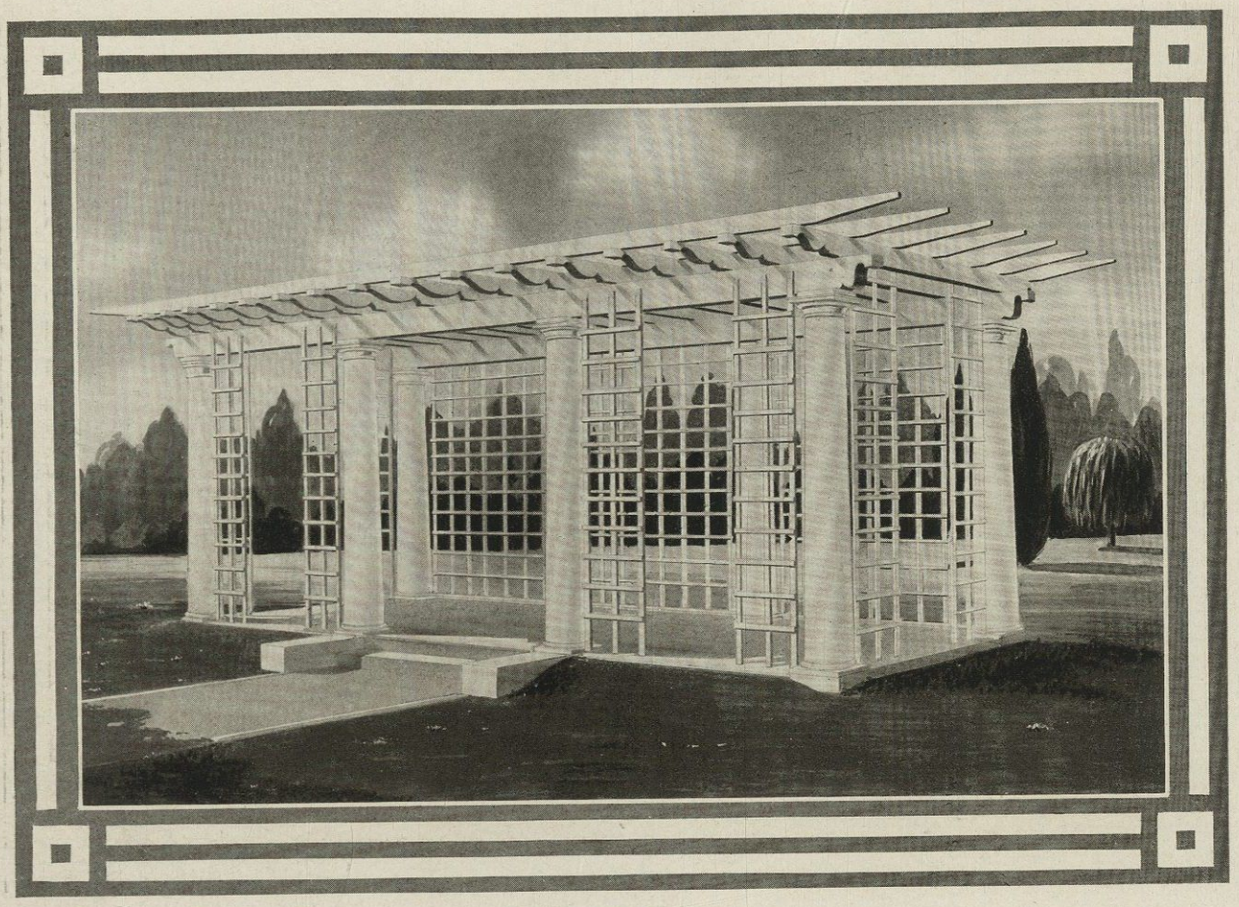




Pergola No. 117



Summer House No. 128



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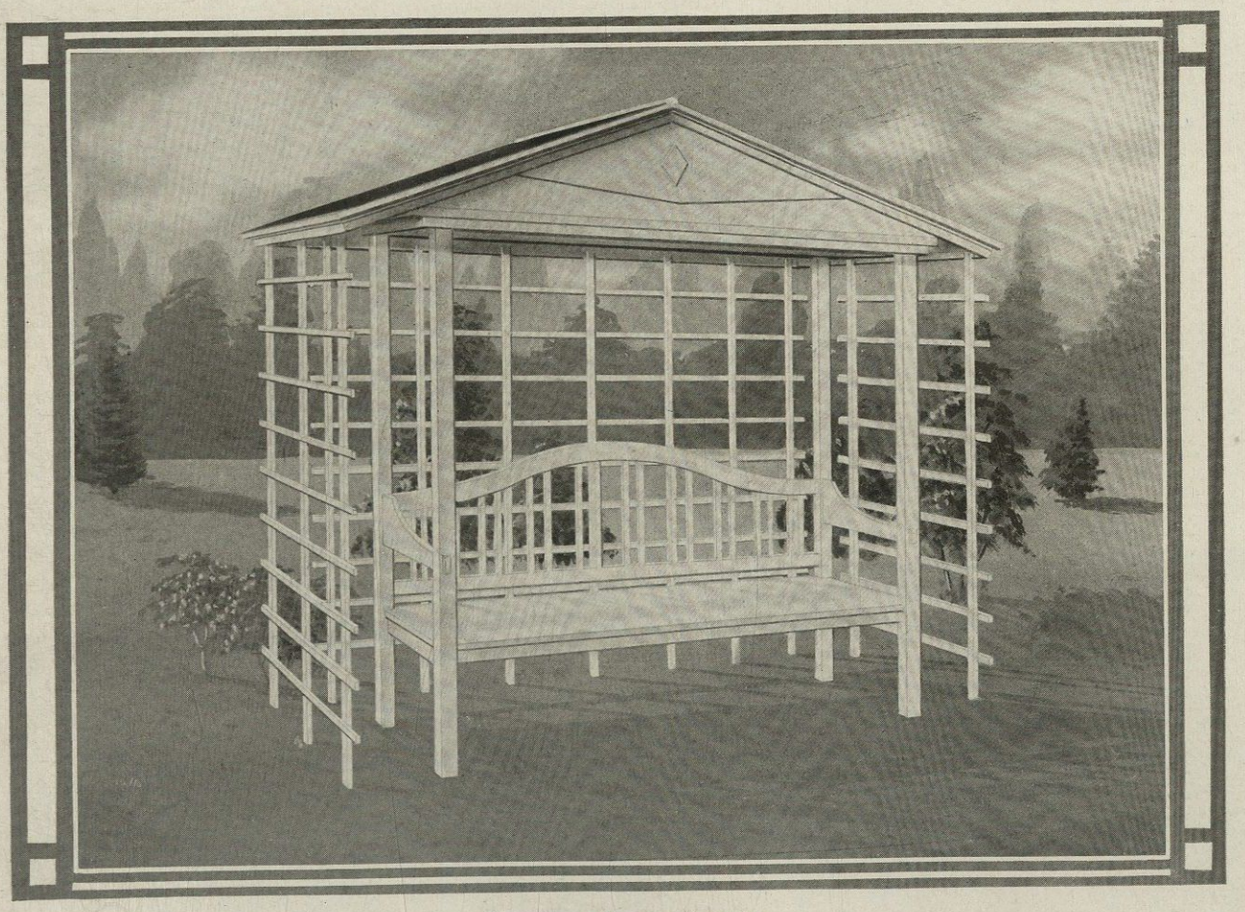

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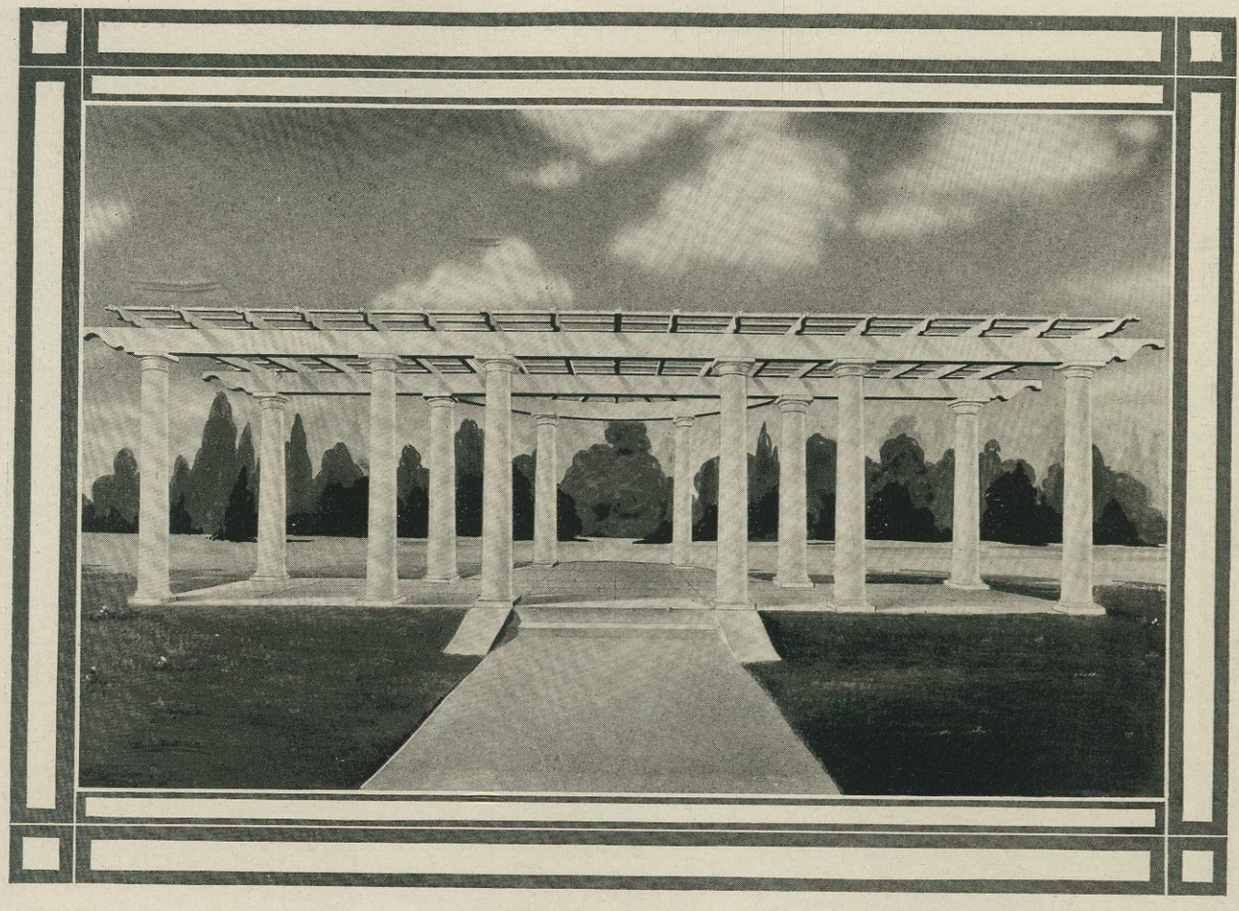

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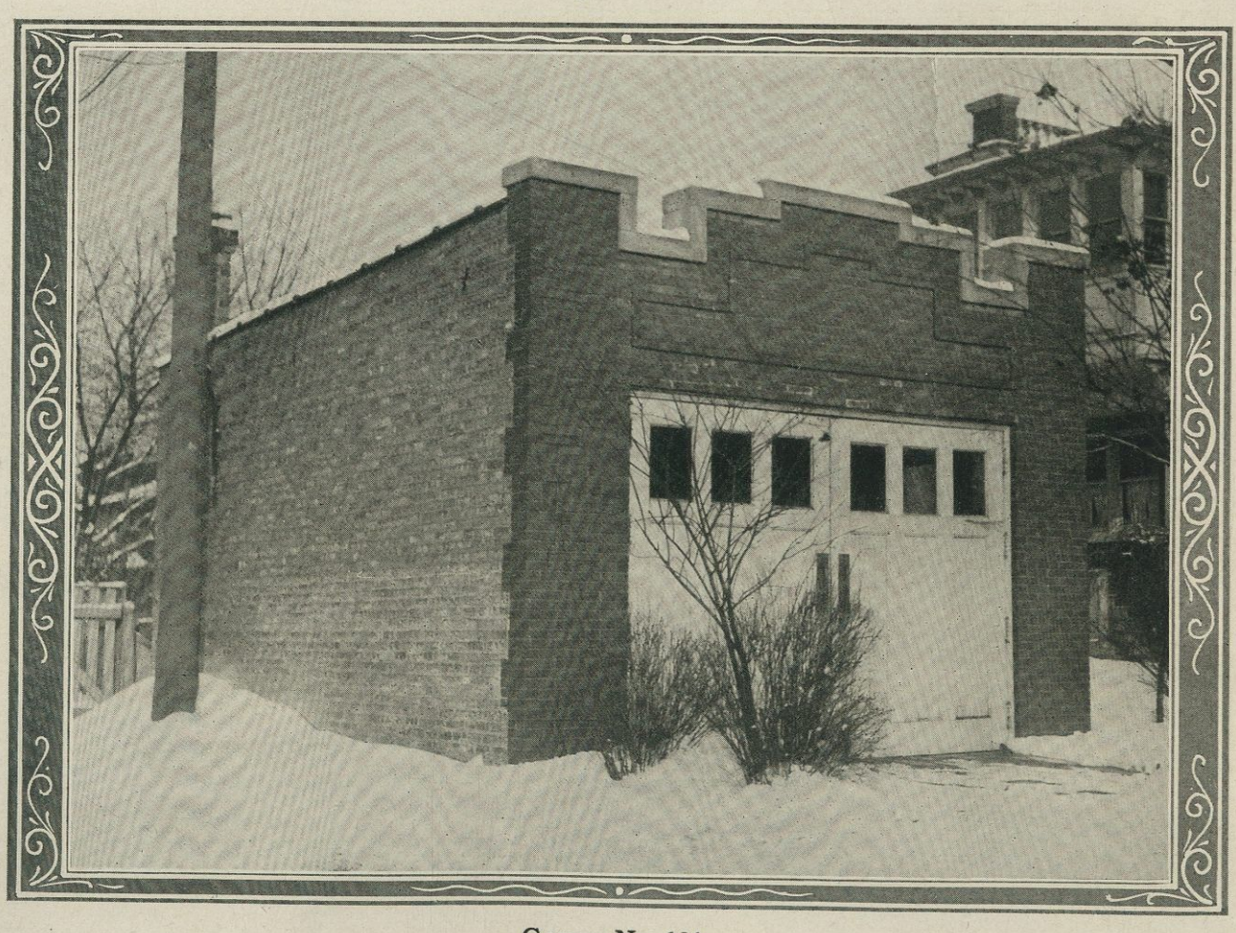


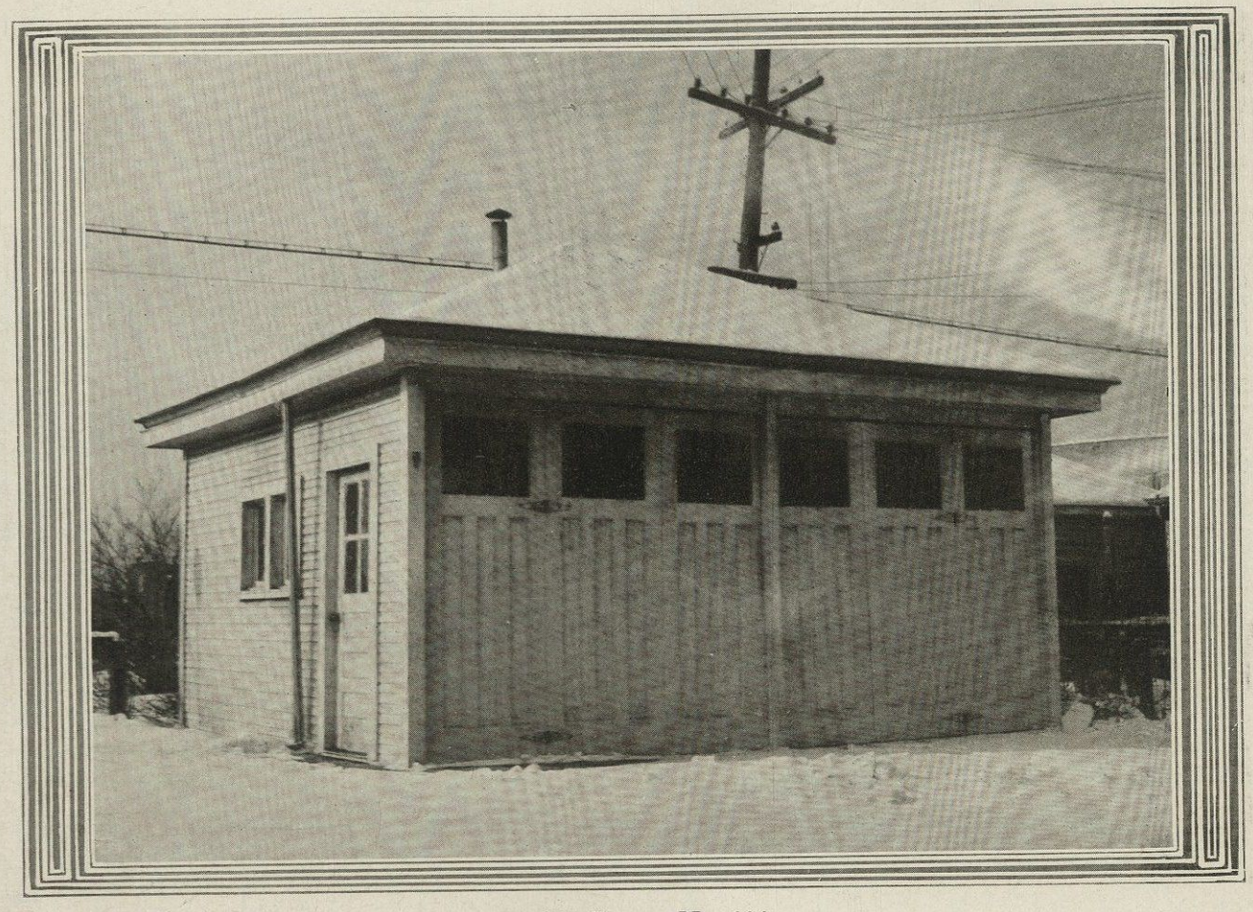
Garage No. 131

Double Garage No. 130

Double Garage No. 125

Garage No. 111

Garage No. 115



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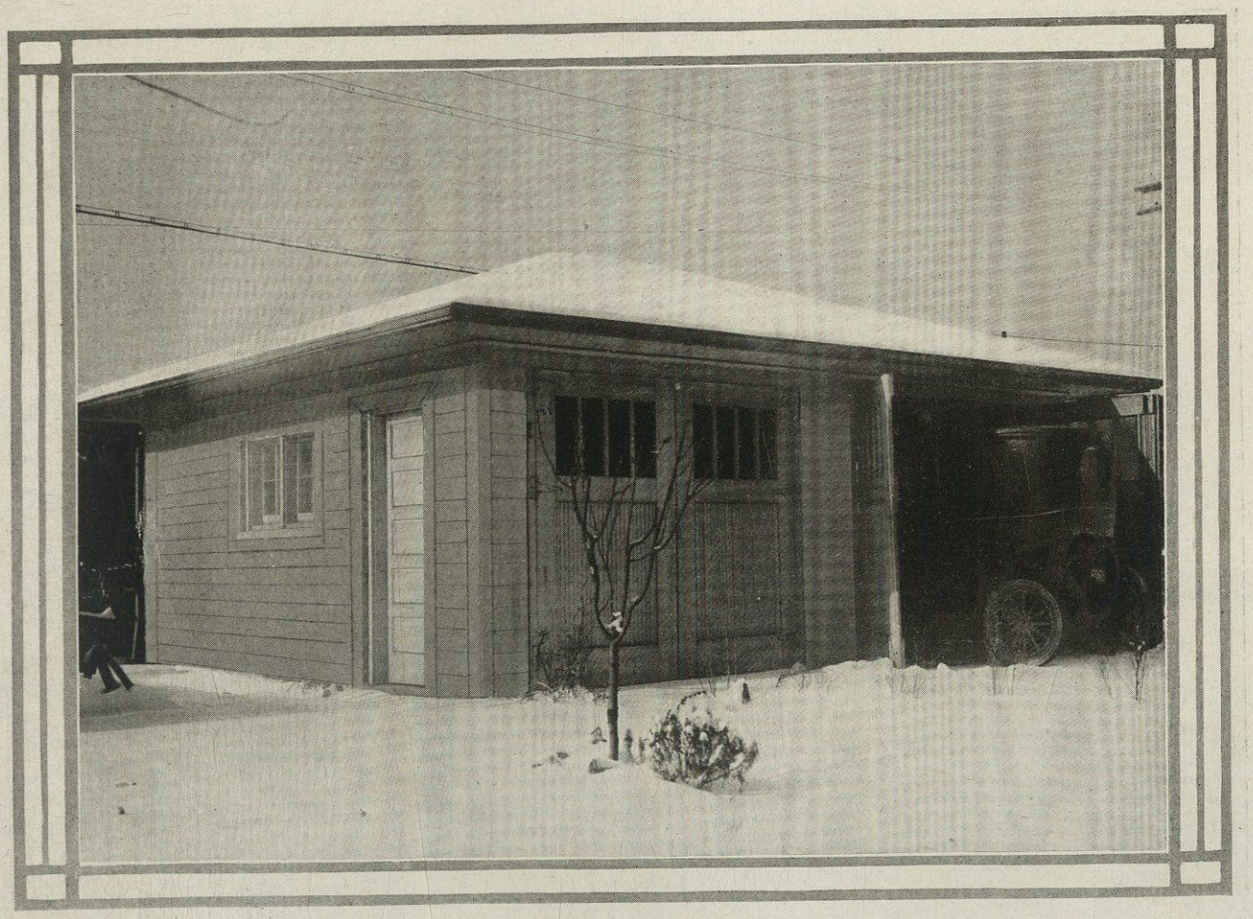

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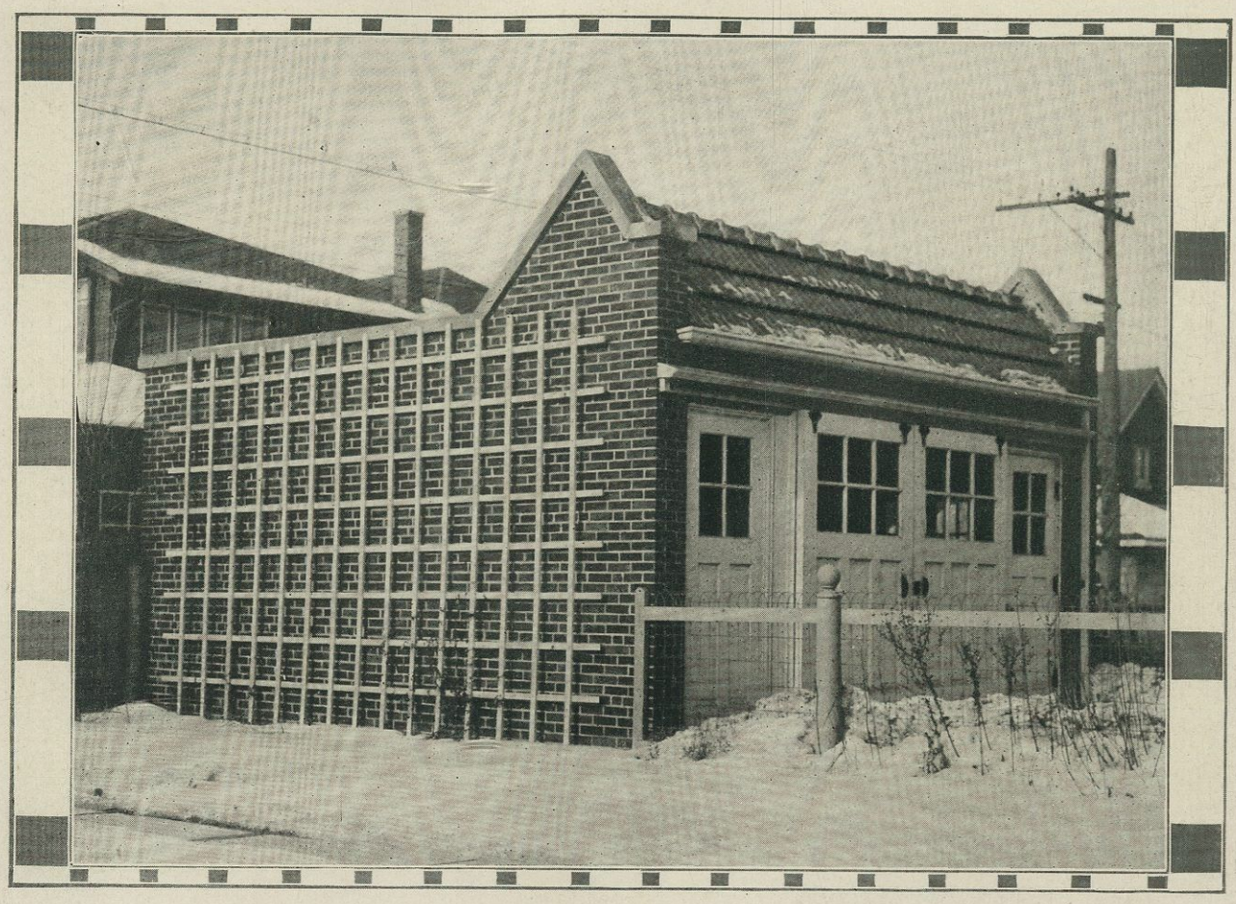

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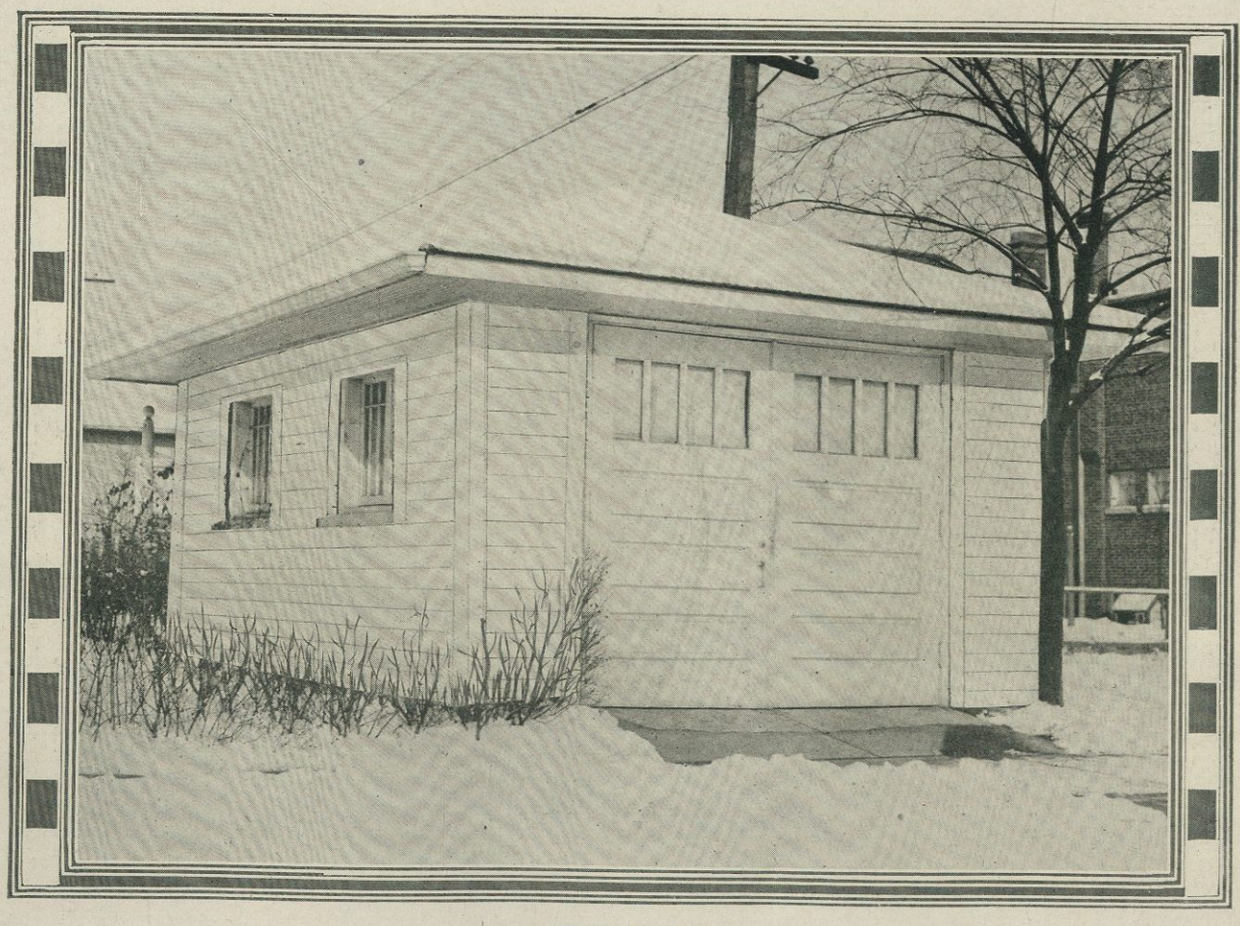

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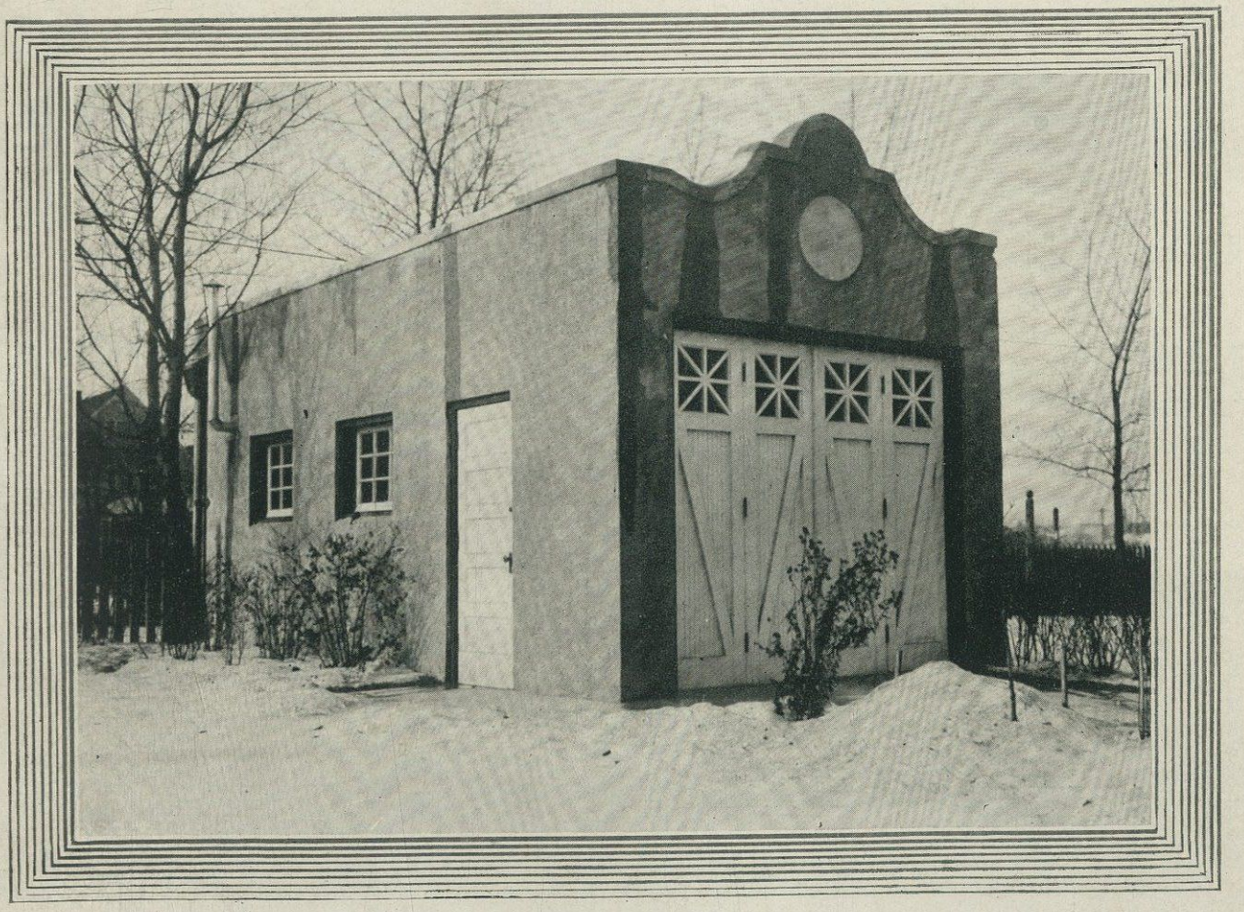

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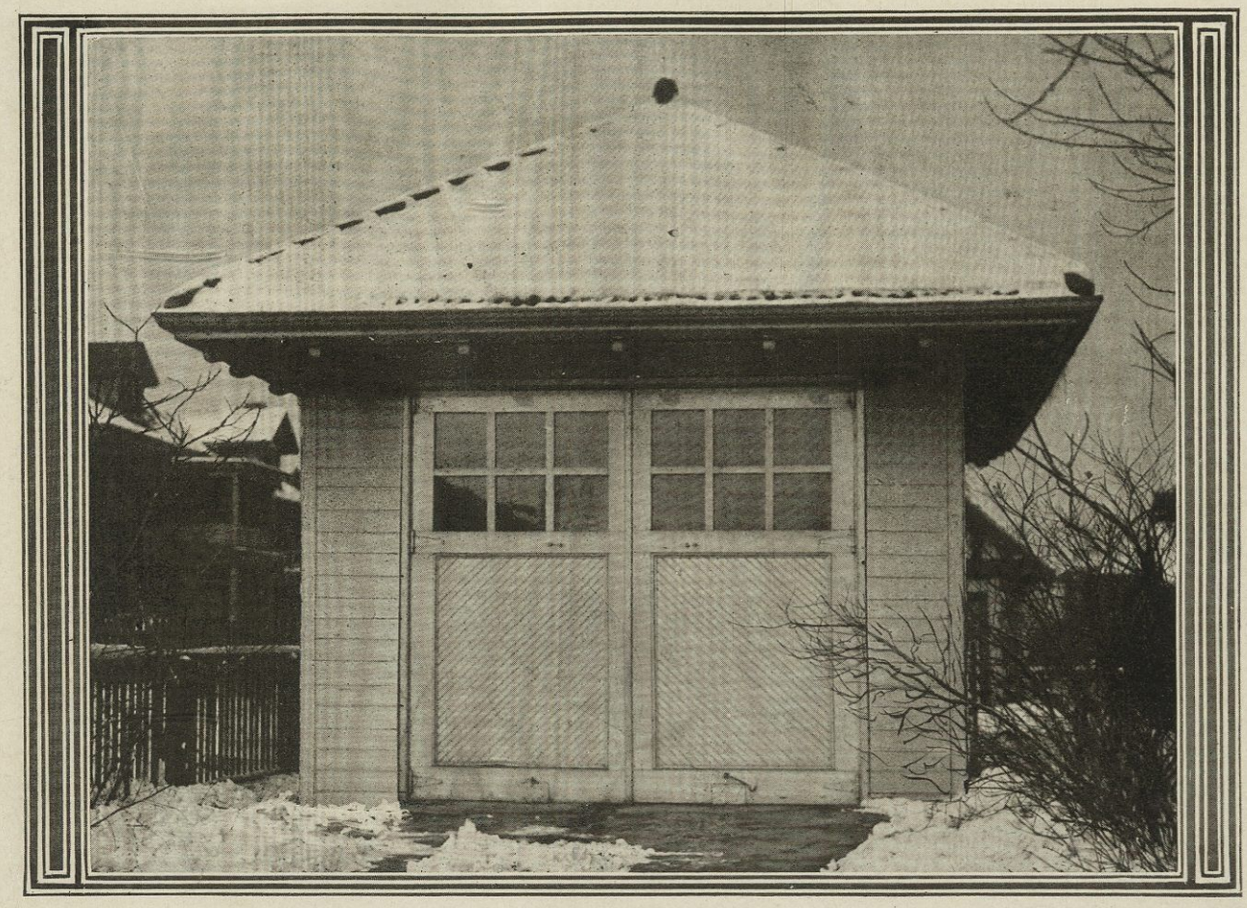

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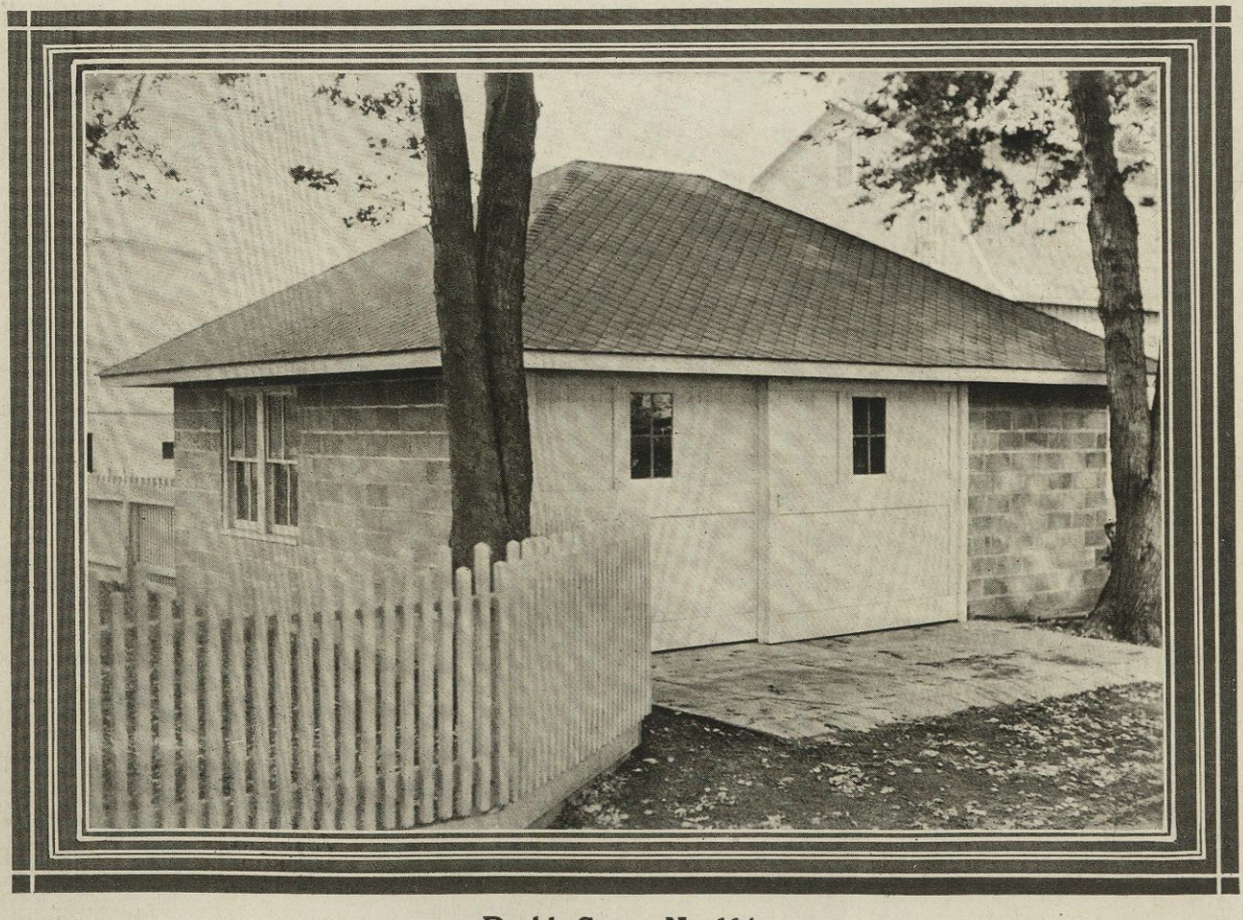

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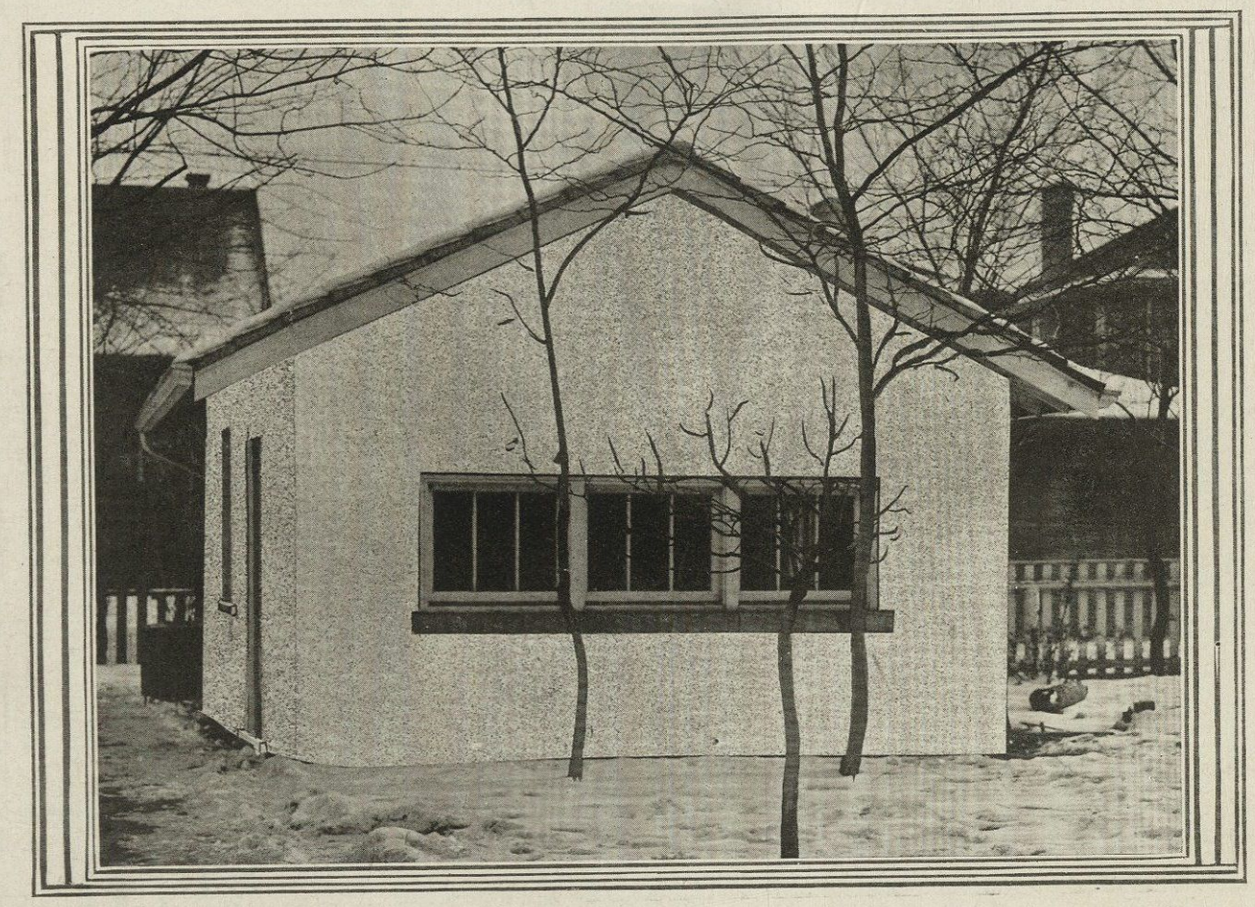

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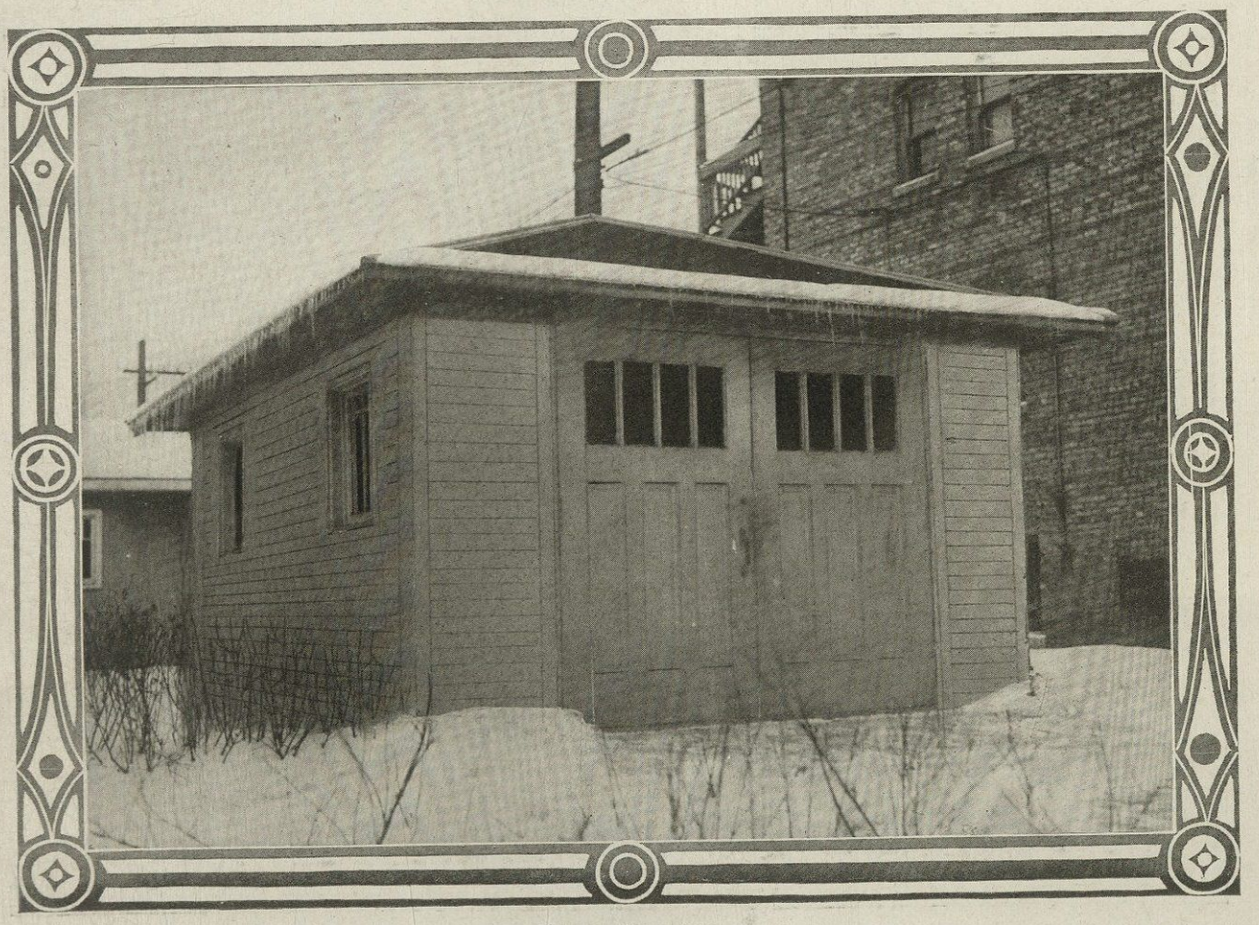

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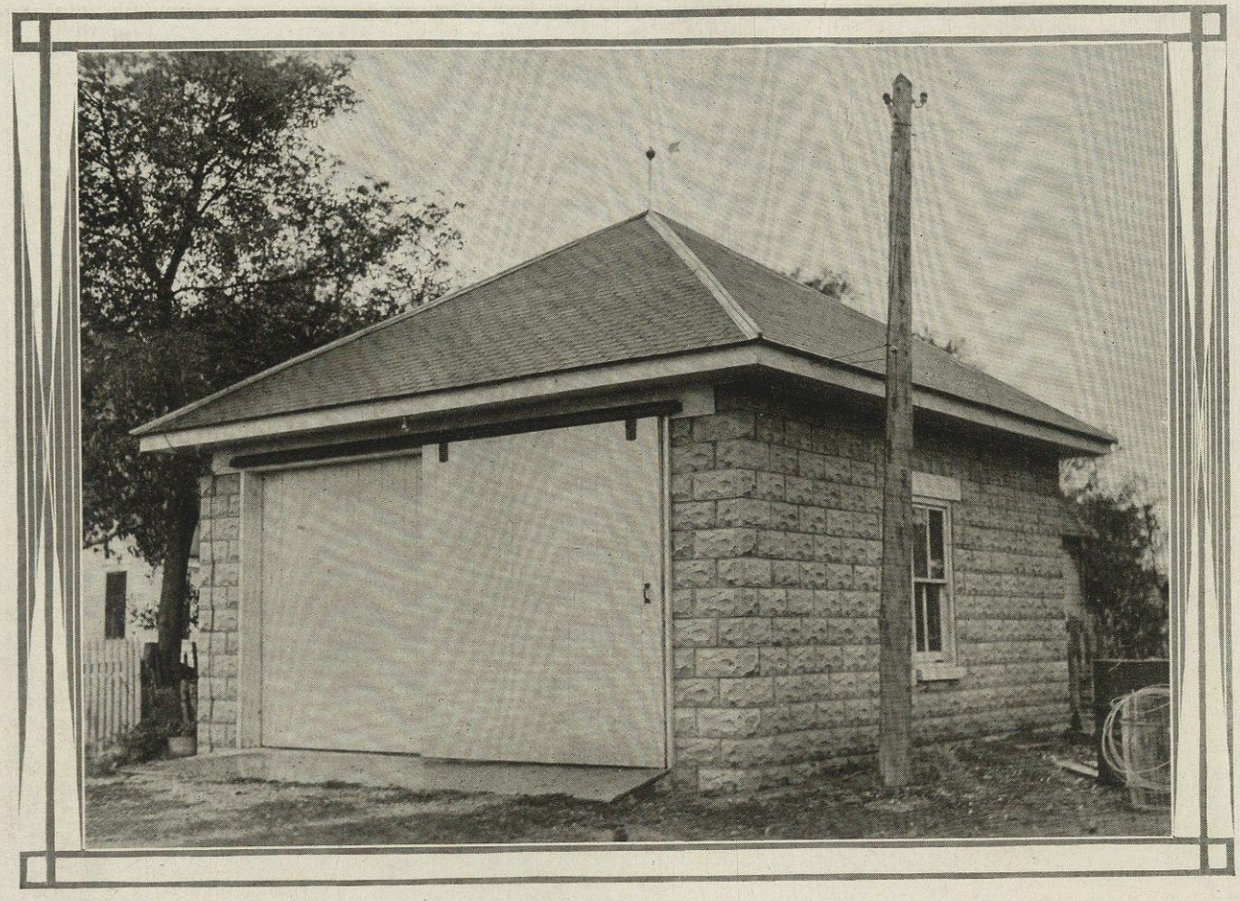
Garage No. 108

Garage No. 101

Double Garage No. 118

Garage No. 116

Garage No. 102



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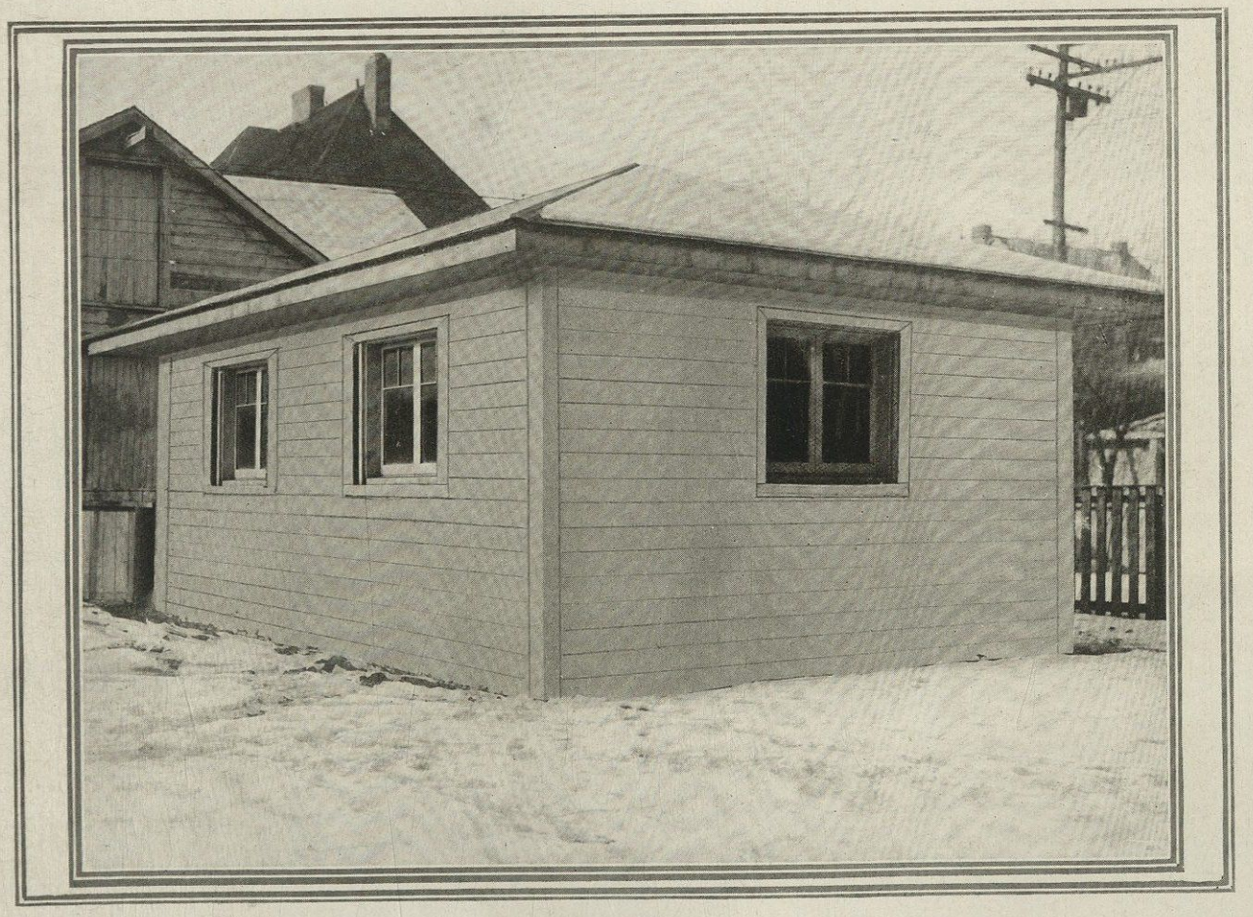

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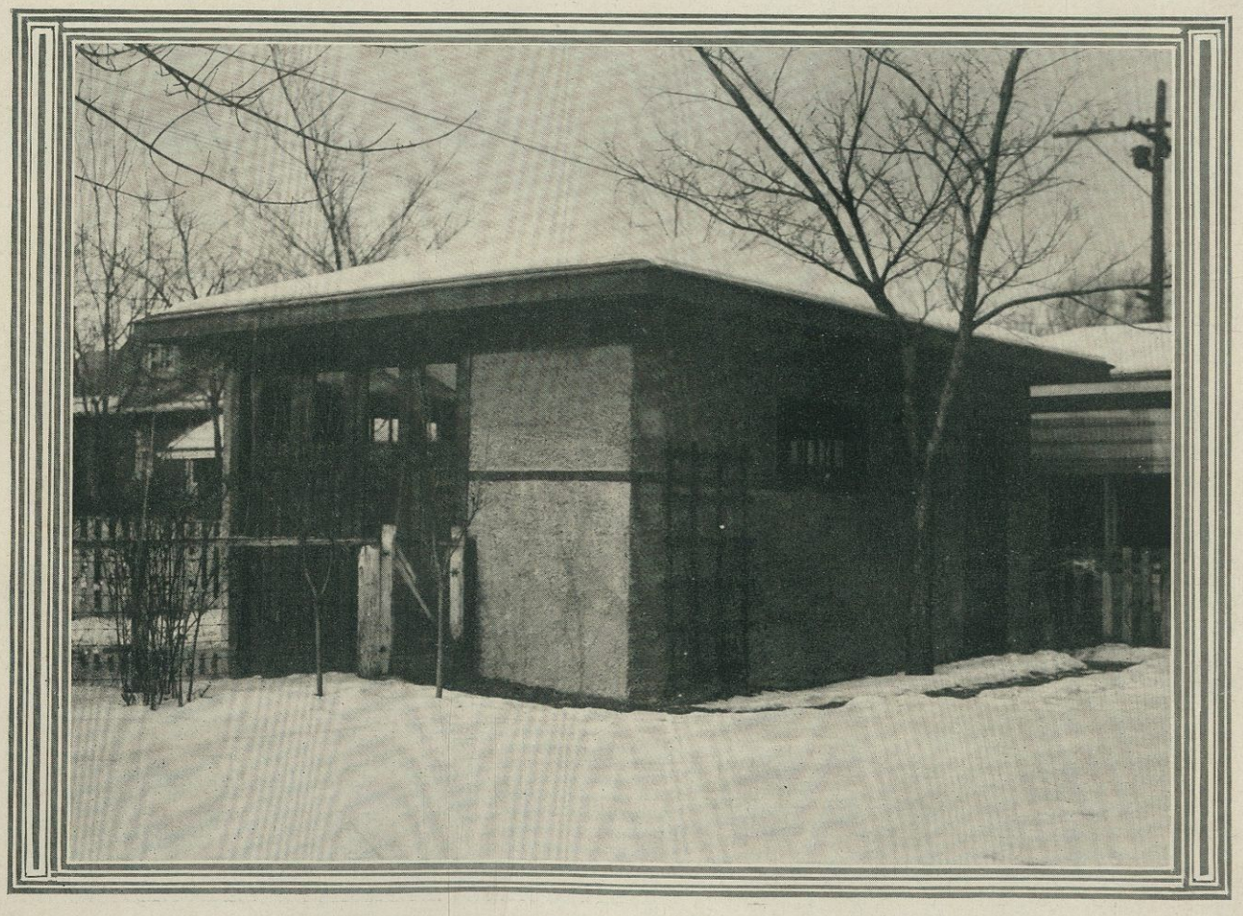

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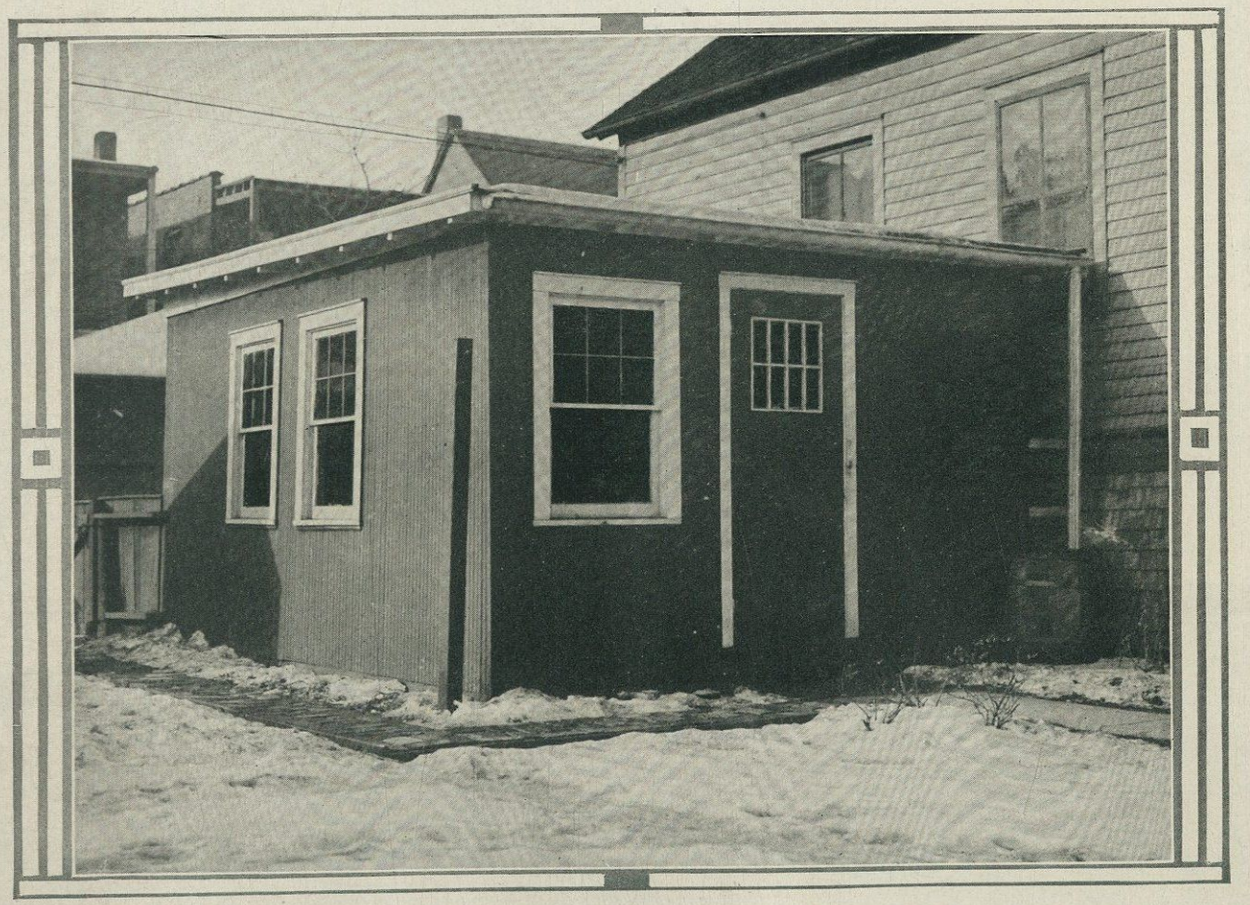

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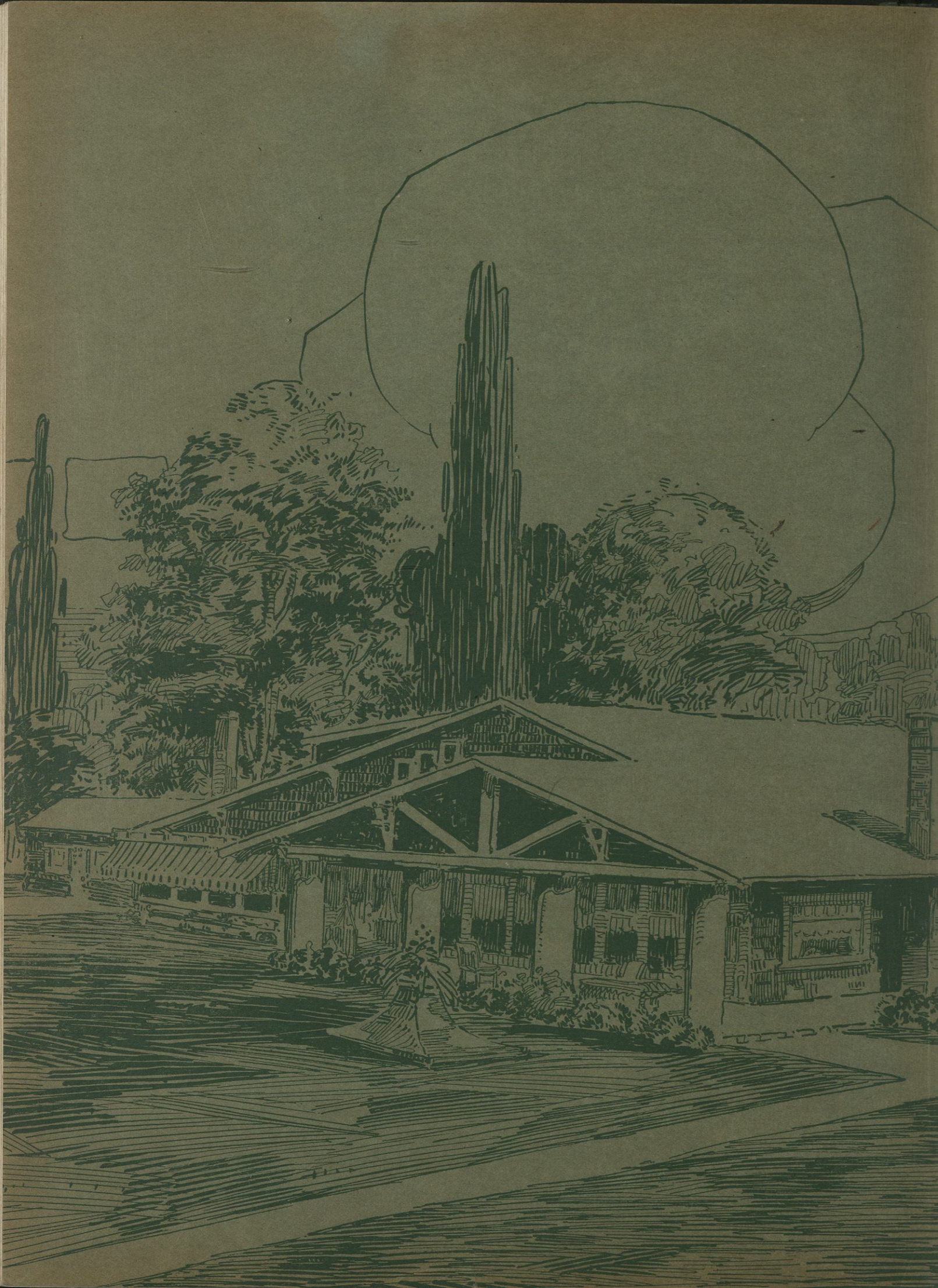
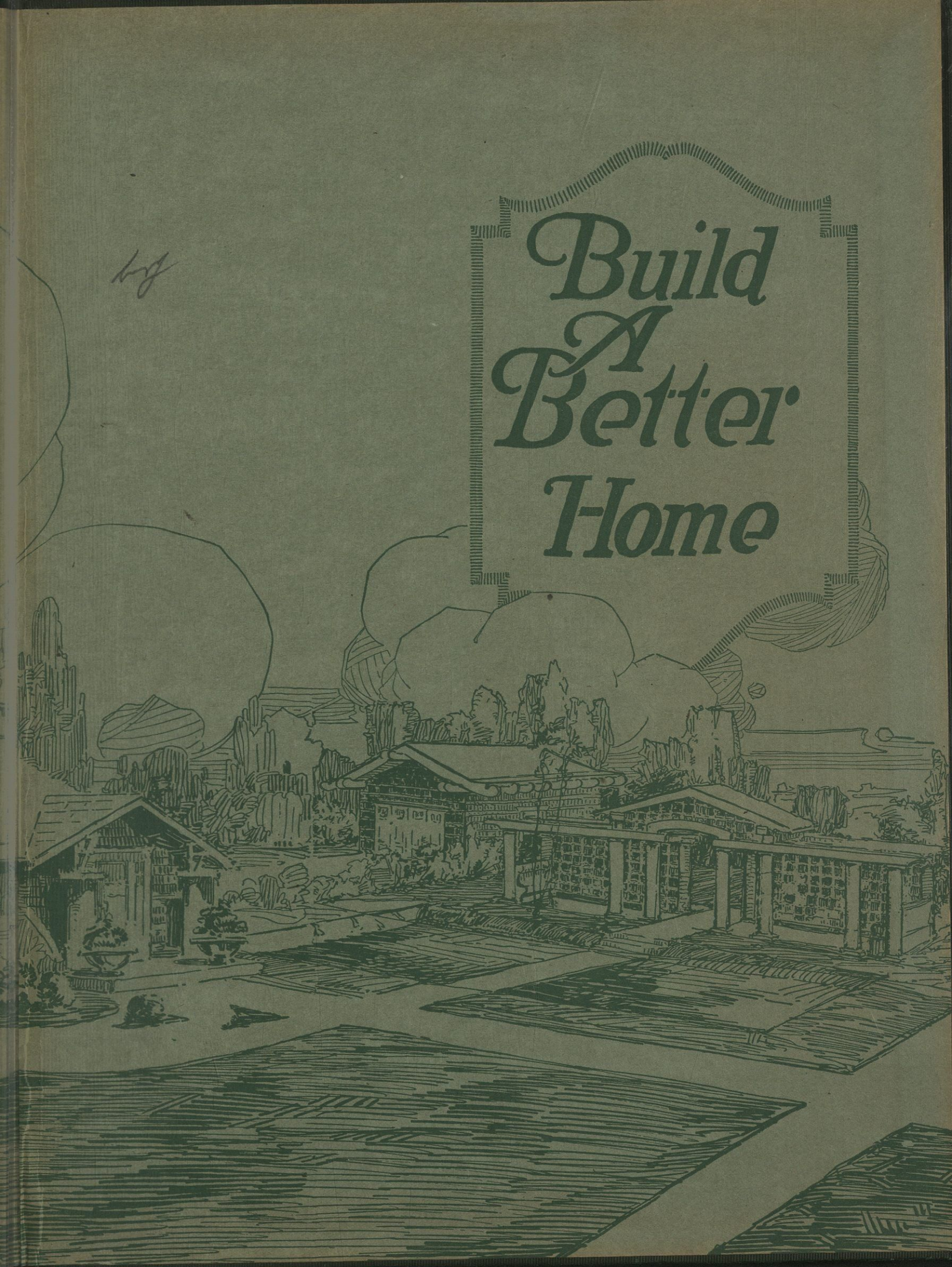
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